

FLORENCE AVENUE PLAYGROUND

Florence Avenue
Arlington, MA

CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141
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landscape architecture | urban design | master planning

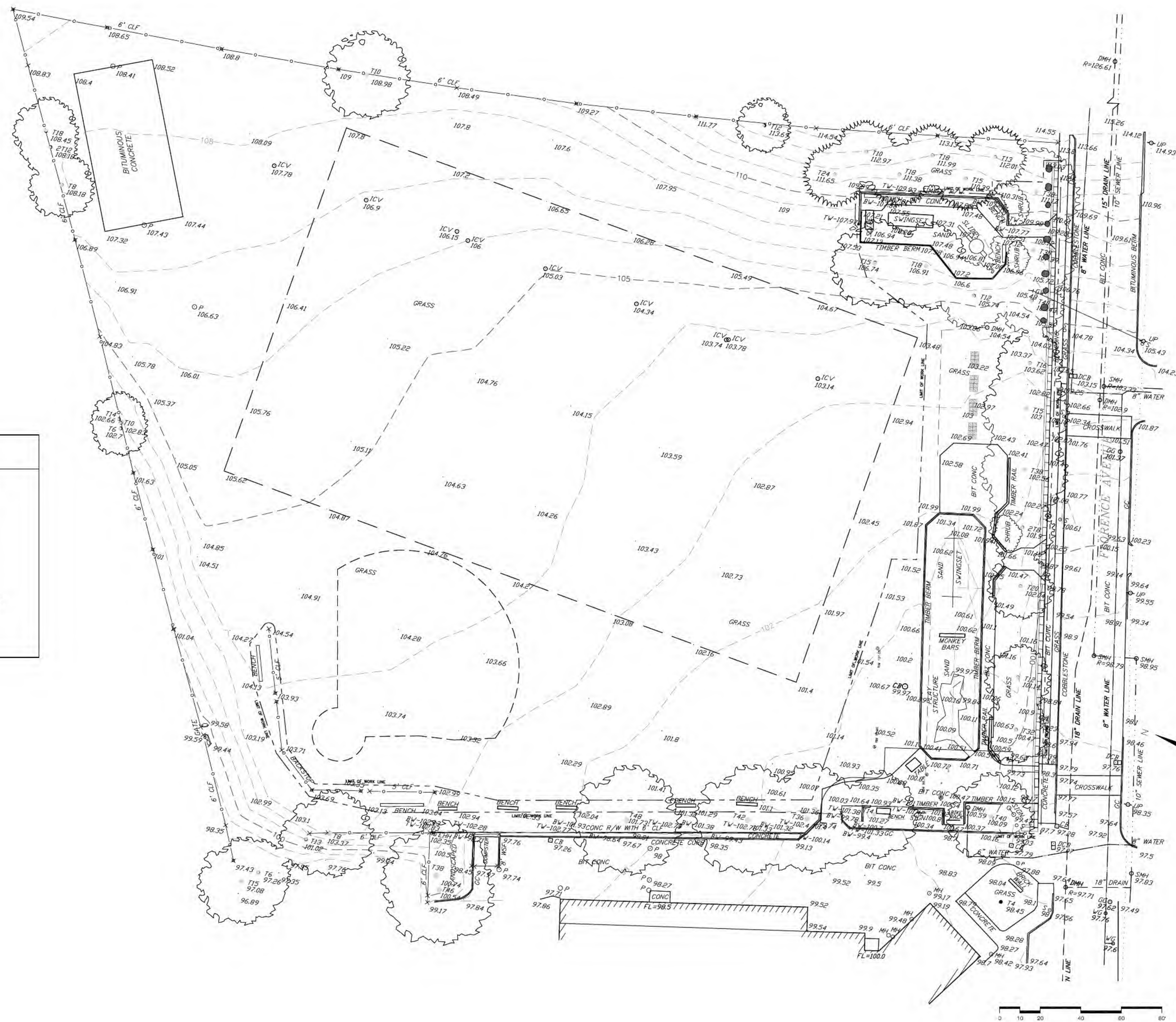
April 3, 2013
Construction Documents



DRAWING LIST - Project No. 601216

XC Existing Conditions
L1.0 Demolition Plan
L1.1 Demolition Plan - Backstop Area
L2.0 Materials Plan
L2.1 Materials Plan - Backstop Area
L3.0 Layout Plan
L3.1 Layout Plan Enlargements
L4.0 Grading, Utilities & Planting Plan
L5.0 Site Details
L5.1 Site Details
L5.2 Site Details
L5.3 Site Details

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
3831TP1.DWG



FLORENCE AVENUE PLAYGROUND

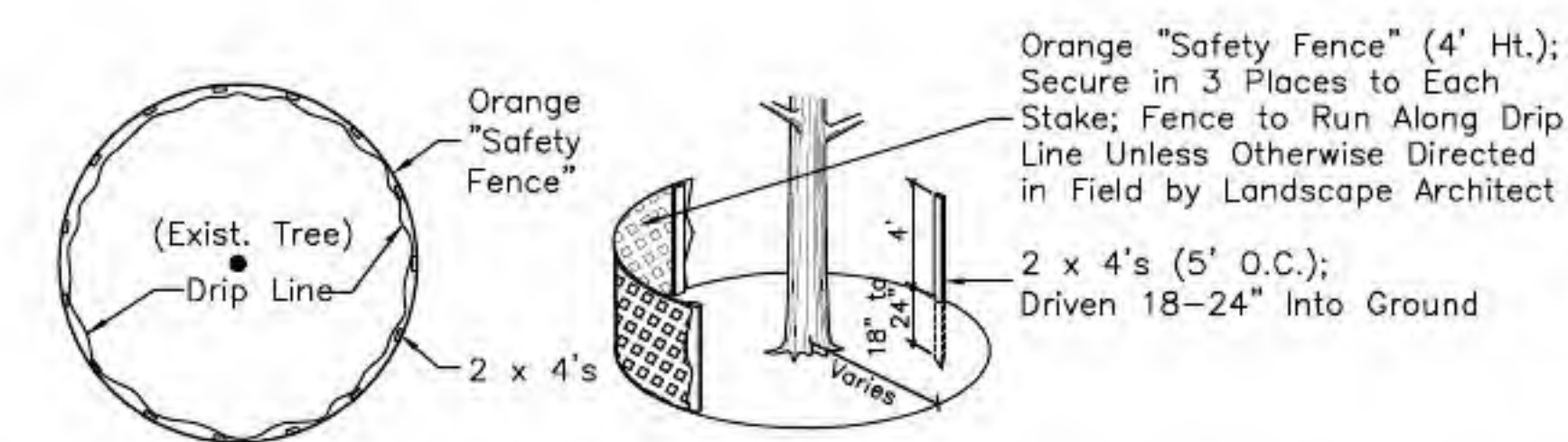
Arlington, MA

Existing Conditions Plan

DATE:	04-03-2013
SCALE:	1" = 20' - 0"
FILE:	Flo-Demo.dwg
DWN BY:	Rober Survey
CKD BY:	
PROJ. #:	601216



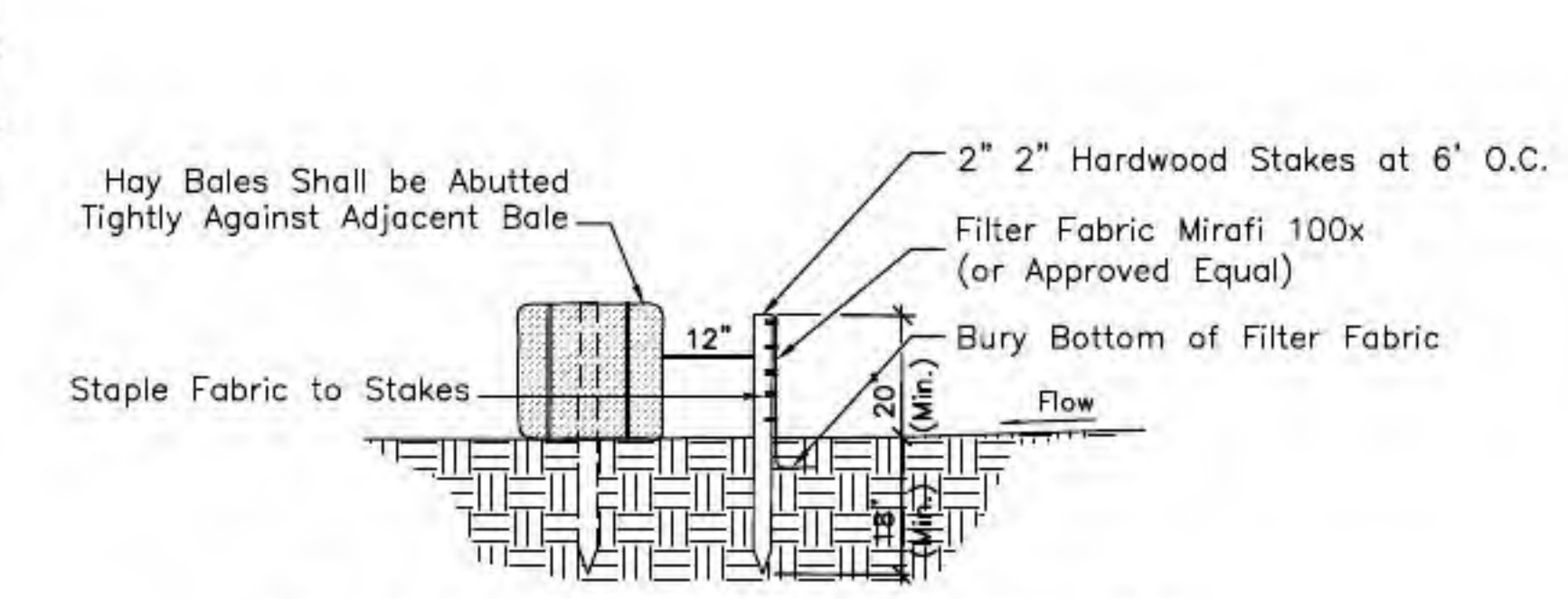
XC



NOTES:
1. Maintain fence protection in sound condition until project completion.

1 TREE PROTECTION

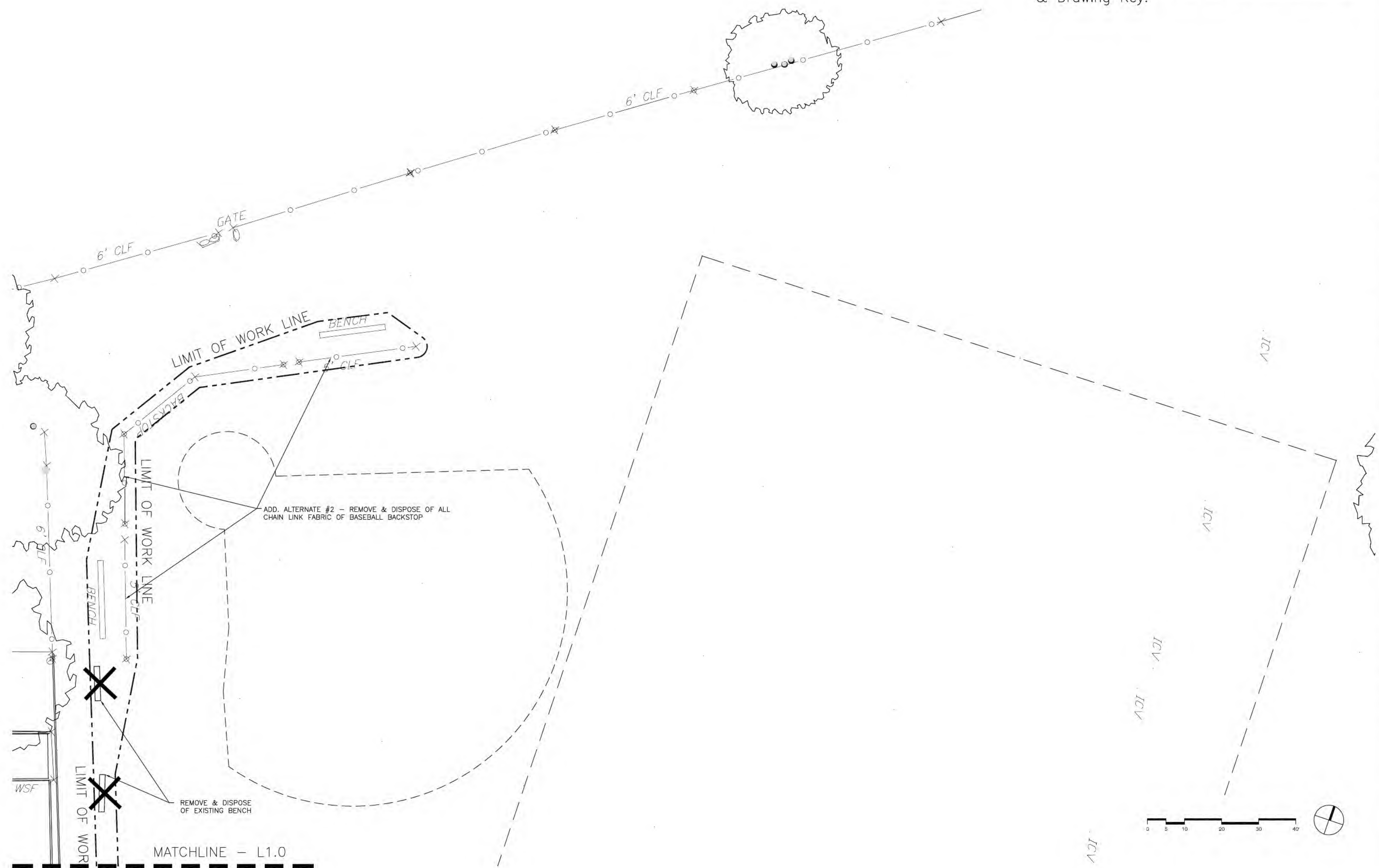
Not to Scale



2 HAYBALE & SILT FENCE

Scale: 1" = 1'-0"

NOTE: See Sheet L1.0 for Demolition Notes & Drawing Key.



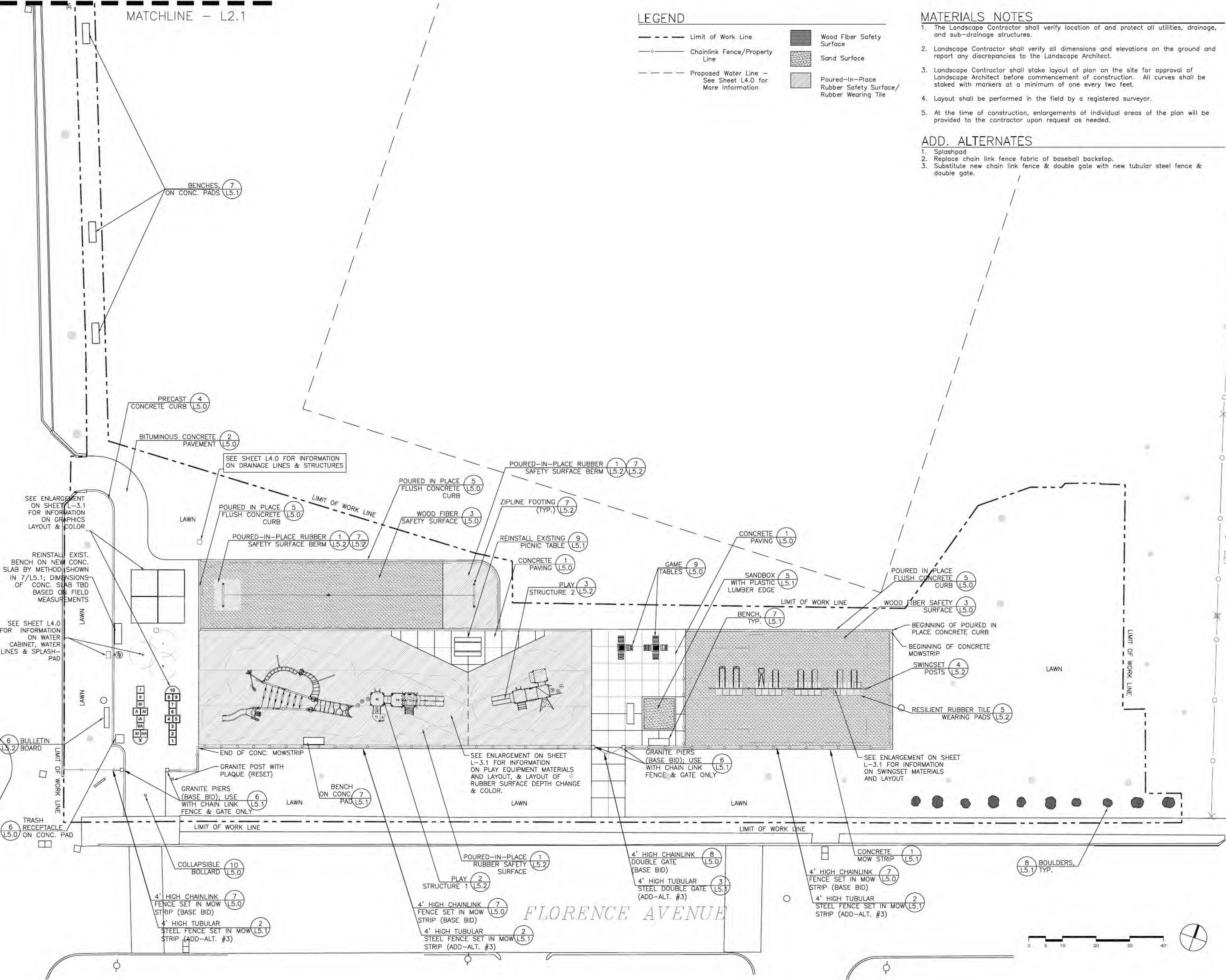
FLORENCE AVENUE PLAYGROUND

Arlington, MA
Demolition Plan - Backstop Area

DATE: 04-03-2013
SCALE: 1" = 10' - 0"
FILE: Flo-Base.dwg
DWN BY: MNT
CKD BY: CCB
PROJ. #: 601216



L1.1



LEGEND

- Limit of Work Line
- o- Chainlink Fence/Property Line
- - - Proposed Water Line - See Sheet L4.0 for More Information
- Wood Fiber Safety Surface
- Sand Surface
- Poured-In-Place Rubber Safety Surface/ Rubber Wearing Tile

MATERIALS NOTES

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect.
3. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction. All curves shall be staked with markers at a minimum of one every two feet.
4. Layout shall be performed in the field by a registered surveyor.
5. At the time of construction, enlargements of individual areas of the plan will be provided to the contractor upon request as needed.

ADD. ALTERNATES

1. Splashpad
2. Replace chain link fence fabric of baseball backstop.
3. Substitute new chain link fence & double gate with new tubular steel fence & double gate.

FLORENCE AVENUE PLAYGROUND
Arlington, MA
Materials Plan

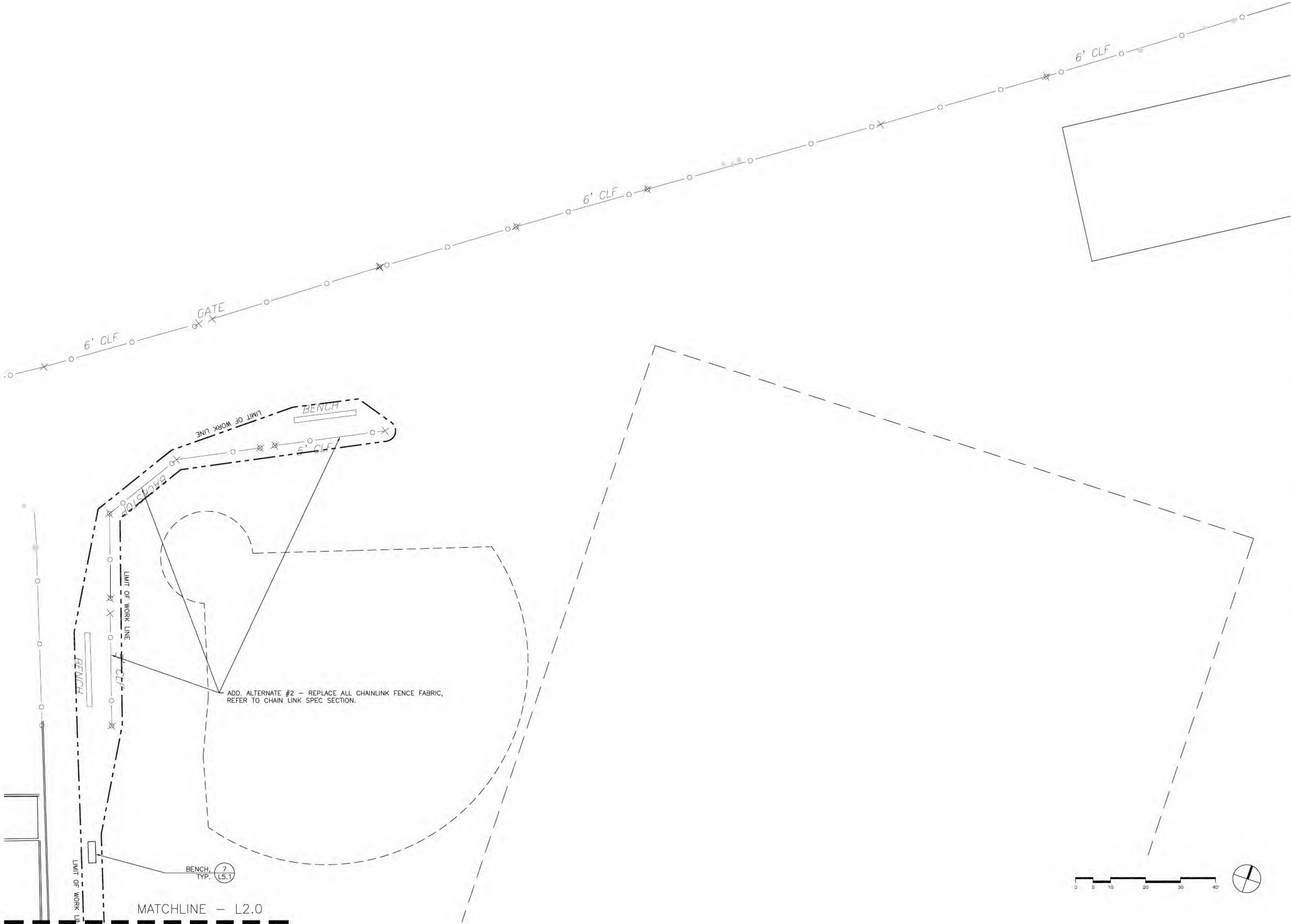
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DATE: 04-03-2013
SCALE: 1" = 10' - 0"
FILE: Flo-Base.dwg
DWN BY: MNT/AP
CKD BY: CCB
PROJ. #: 601216



L2.0

NOTE: See Sheet L2.0 for Materials Notes & Drawing Key.



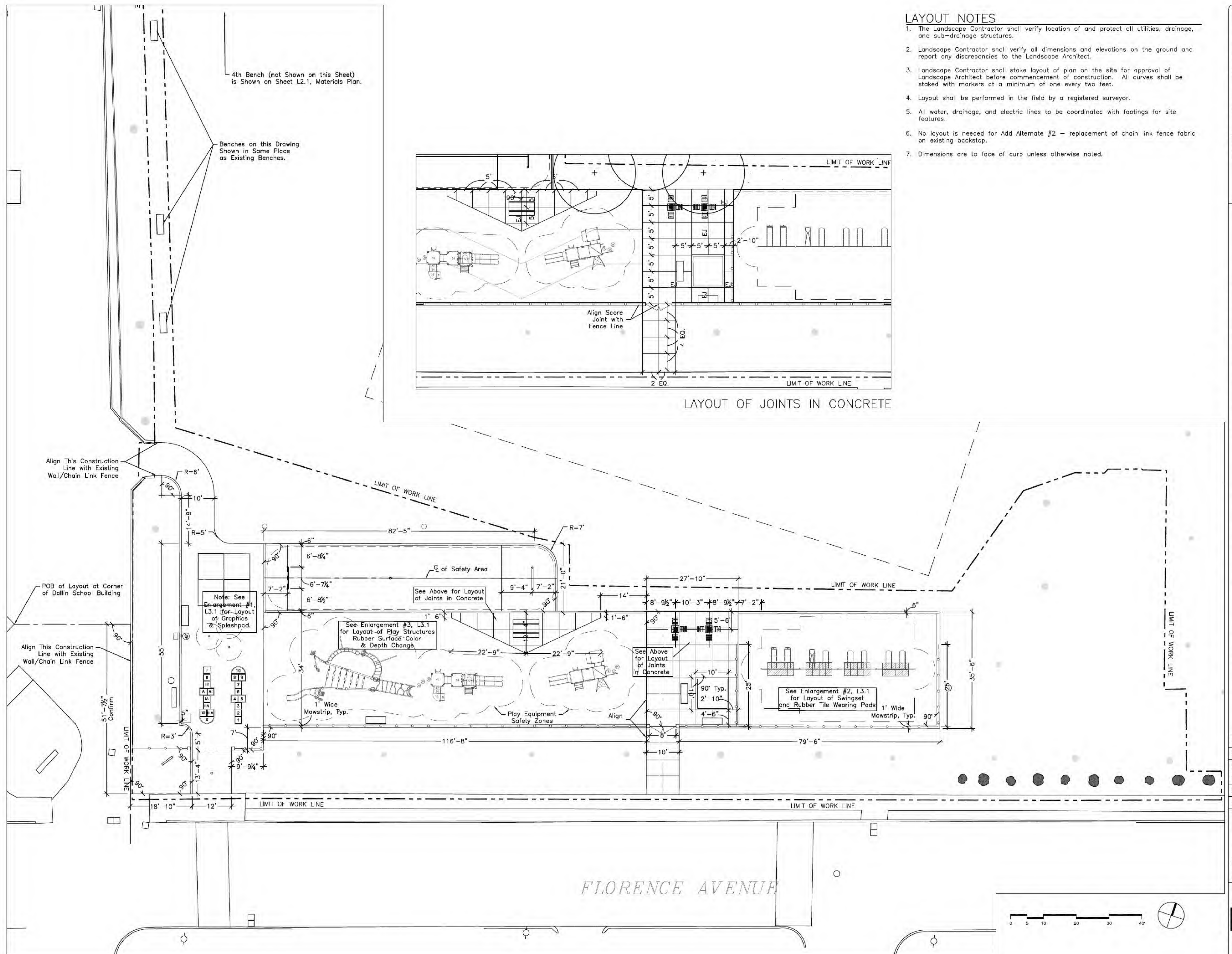
FLORENCE AVENUE PLAYGROUND

Arlington, MA

Materials Plan - Backstop Area

DATE:	04-03-2013
SCALE:	1" = 10' - 0"
FILE:	Flo-Base.dwg
DWN BY:	MNT/AP
CKD BY:	CCB
PROJ. #:	601216





LAYOUT NOTES

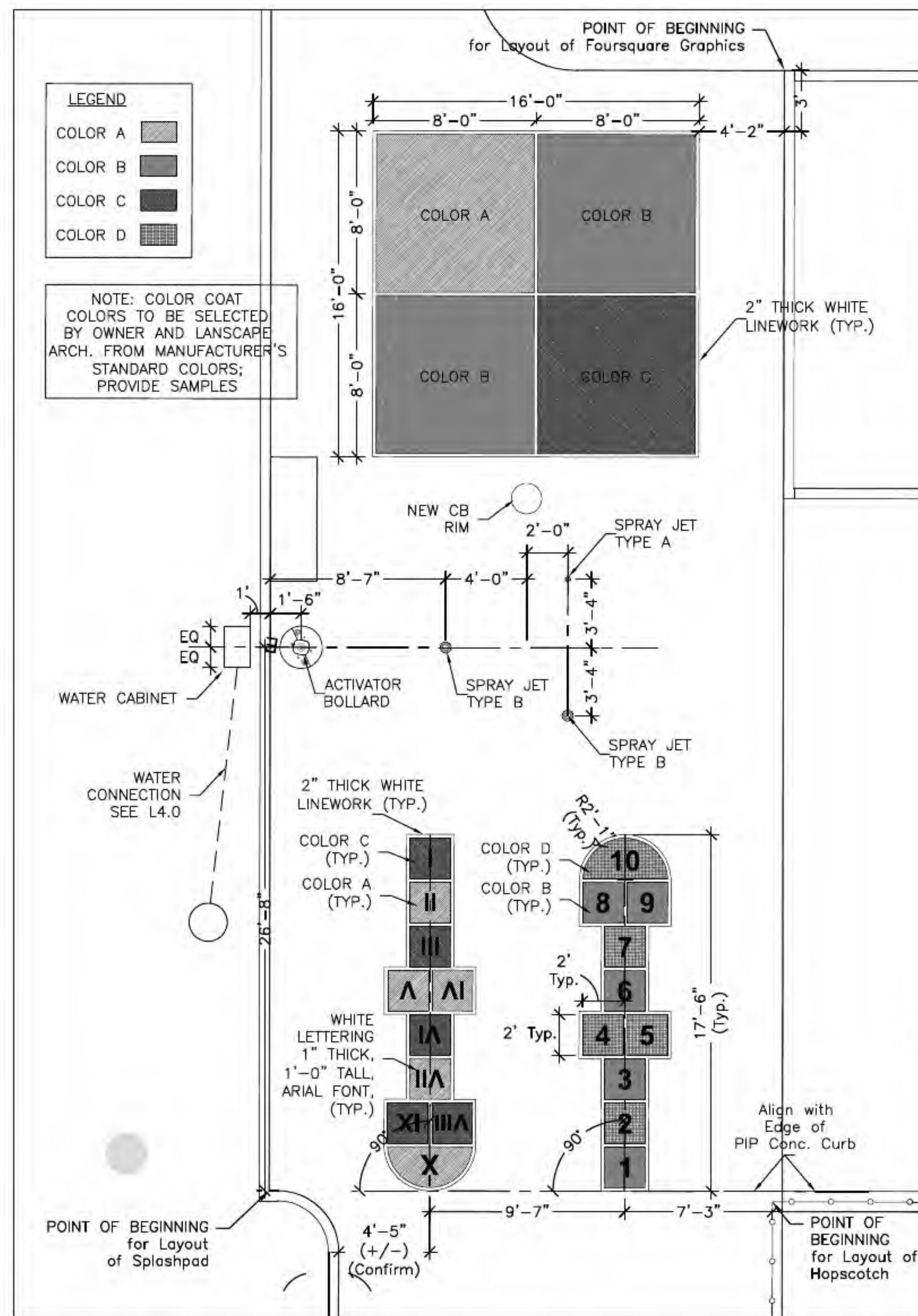
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FLORENCE AVENUE PLAYGROUND
Arlington, MA
Layout Plan

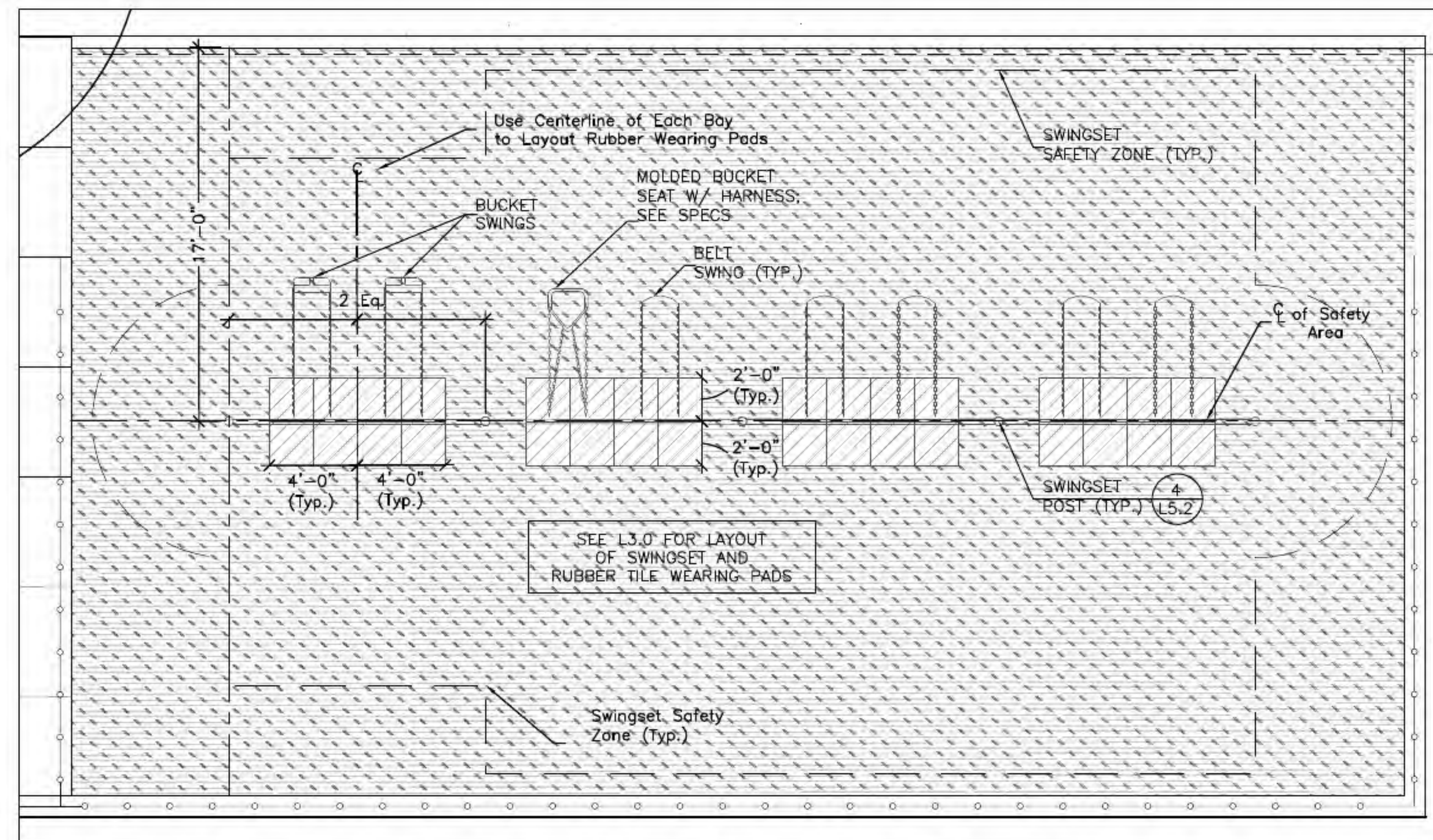
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FILE: Flo-Base.dwg
DRAWN BY: MNT/AP
CHECKED BY: CCB
PROJECT #: 601216



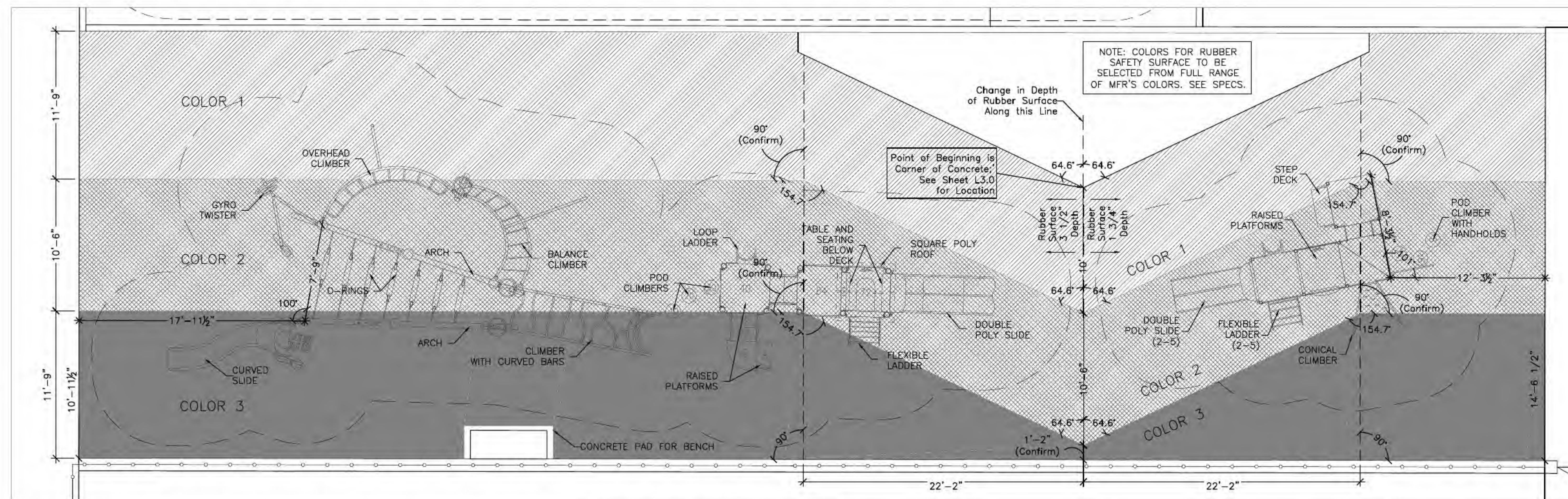
L3.0



1 LAYOUT FOR SPLASHPAD AND GRAPHICS
Scale: 3/4" = 1'-0"



2 LAYOUT FOR SWINGSET AND RUBBER TILE WEARING PADS
Scale: 1/4" = 1'-0"



3 LAYOUT FOR PLAY EQUIPMENT AND RUBBER SURFACE COLOR & DEPTH
Scale: 1/4" = 1'-0"

FOR LAYOUT NOTES
SEE L-3.0

FLORENCE AVENUE PLAYGROUND

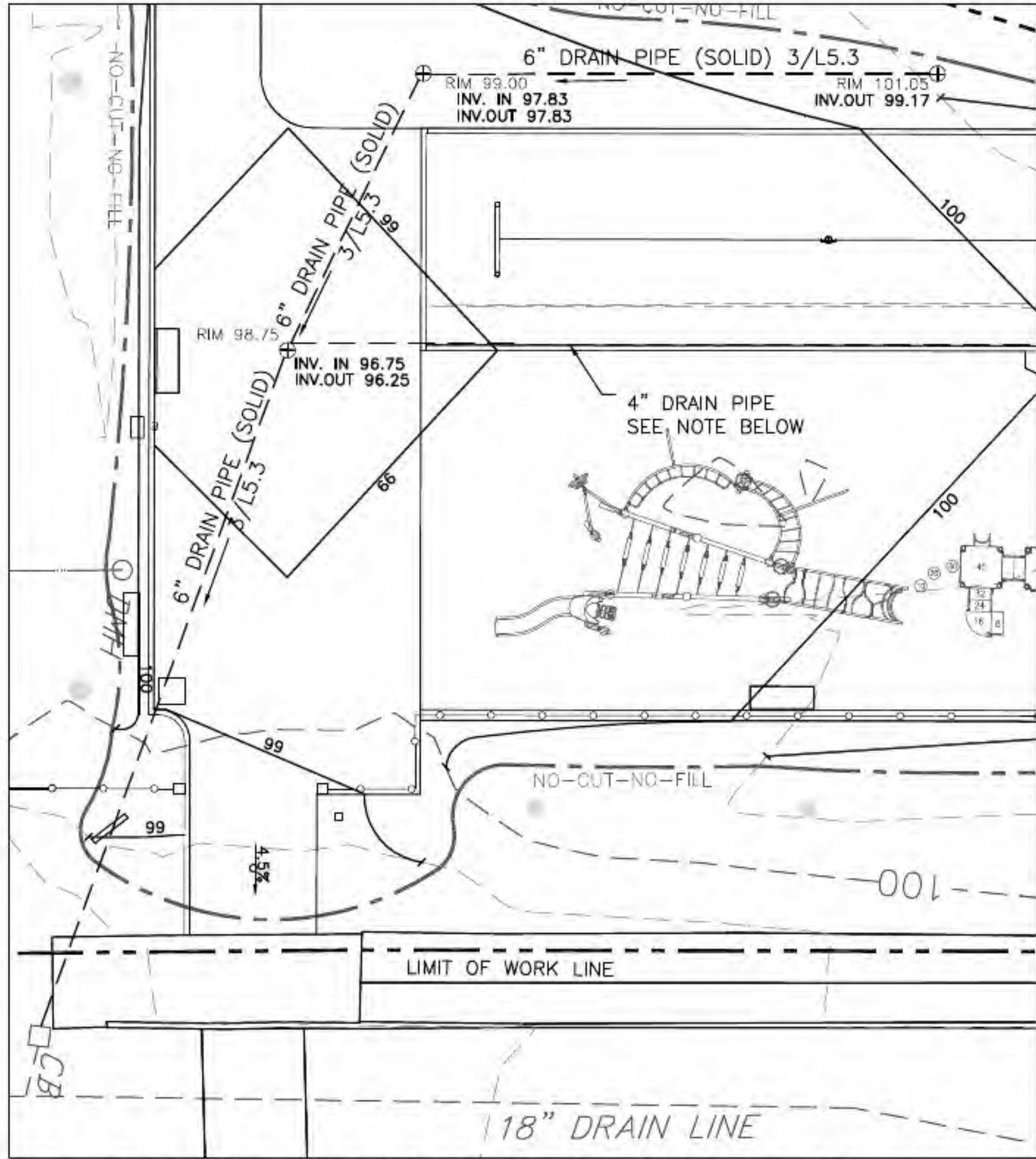
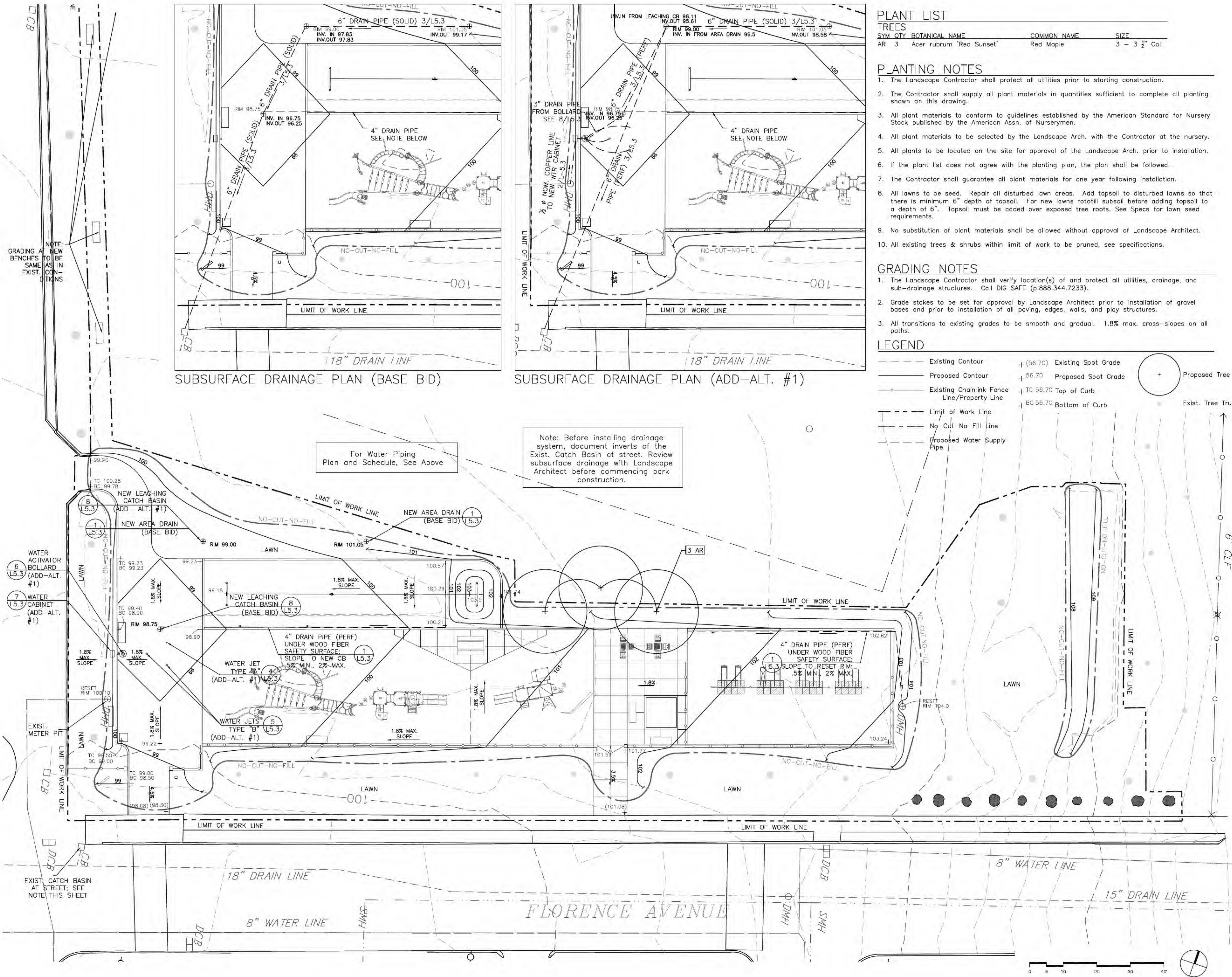
Arlington, MA
Layout Plan - Enlargements

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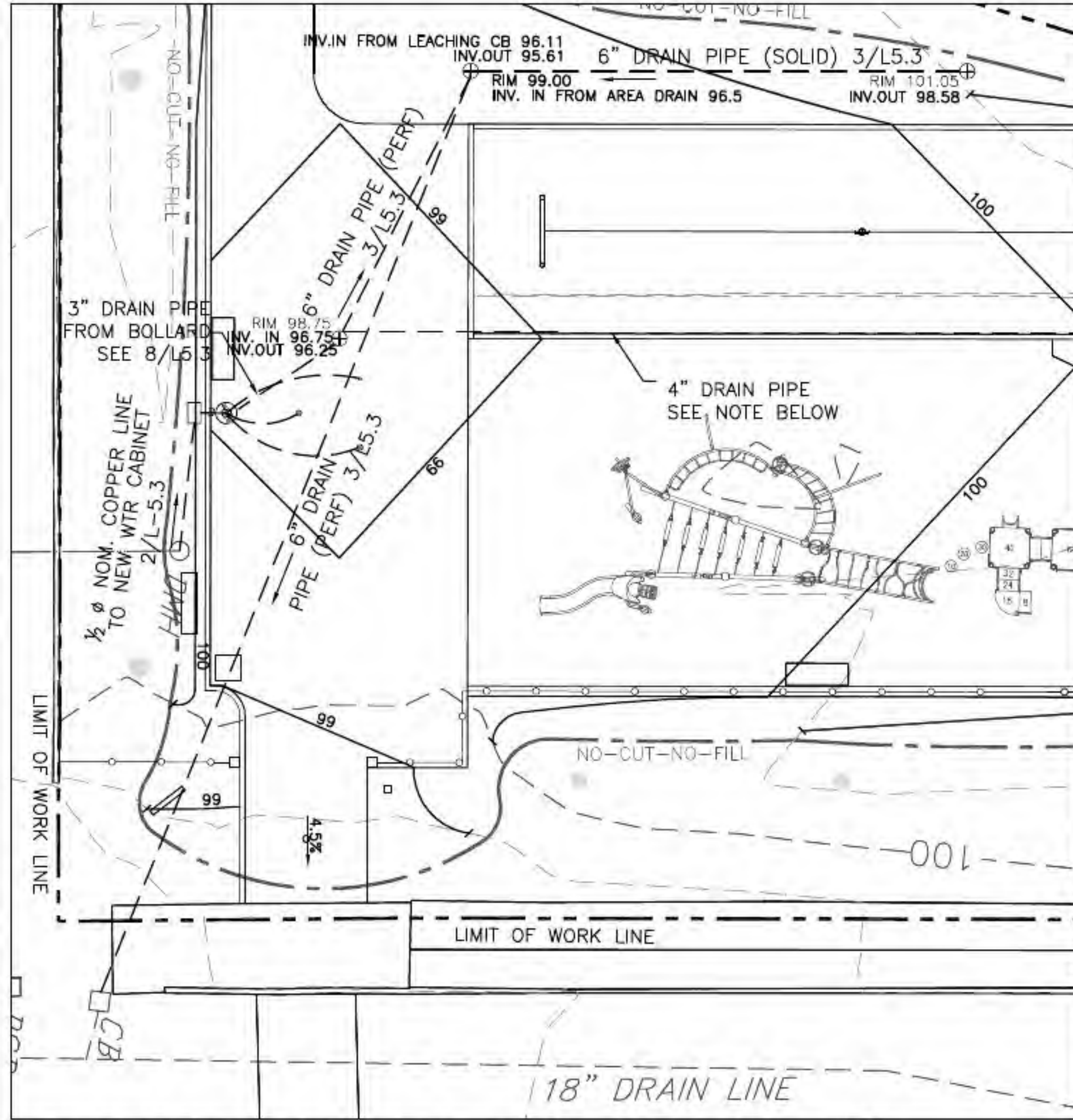
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FILE: Flo-Base.dwg
DWN BY: MNT/AP
CKD BY: CCB
PROJ. #: 601216



L3.1



SUBSURFACE DRAINAGE PLAN (BASE BID)



SUBSURFACE DRAINAGE PLAN (ADD-ALT. #1)

PLANT LIST

SYN	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	3	Acer rubrum 'Red Sunset'	Red Maple	3 - 3 1/2" Cal.

PLANTING NOTES

- The Landscape Contractor shall protect all utilities prior to starting construction.
- The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
- All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
- All plant materials to be selected by the Landscape Arch. with the Contractor at the nursery.
- All plants to be located on the site for approval of the Landscape Arch. prior to installation.
- If the plant list does not agree with the planting plan, the plan shall be followed.
- The Contractor shall guarantee all plant materials for one year following installation.
- All lawns to be seed. Repair all disturbed lawn areas. Add topsoil to disturbed lawns so that there is minimum 6" depth of topsoil. For new lawns rototill subsoil before adding topsoil to a depth of 6". Topsoil must be added over exposed tree roots. See Specs for lawn seed requirements.
- No substitution of plant materials shall be allowed without approval of Landscape Architect.
- All existing trees & shrubs within limit of work to be pruned, see specifications.

GRADING NOTES

- The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-drainage structures. Call DIG SAFE (p.888.344.7233).
- Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and play structures.
- All transitions to existing grades to be smooth and gradual. 1.8% max. cross-slopes on all paths.

LEGEND

Existing Contour	+ (56.70) Existing Spot Grade		Proposed Tree
Proposed Contour	+ 56.70 Proposed Spot Grade		
Existing Chainlink Fence Line/Property Line	+ TC 56.70 Top of Curb		
Limit of Work Line	+ BC 56.70 Bottom of Curb		
No-Cut-No-Fill Line			Exist. Tree Trunk
Proposed Water Supply Pipe			

FLORENCE AVENUE PLAYGROUND

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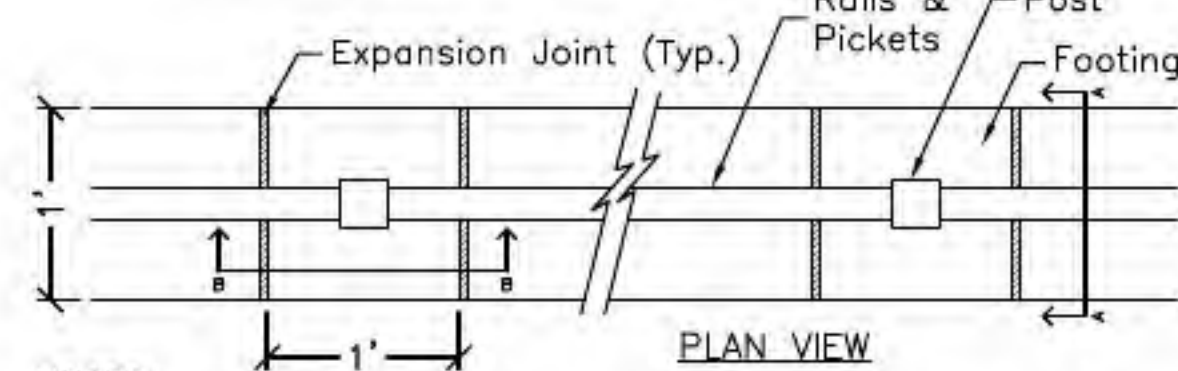
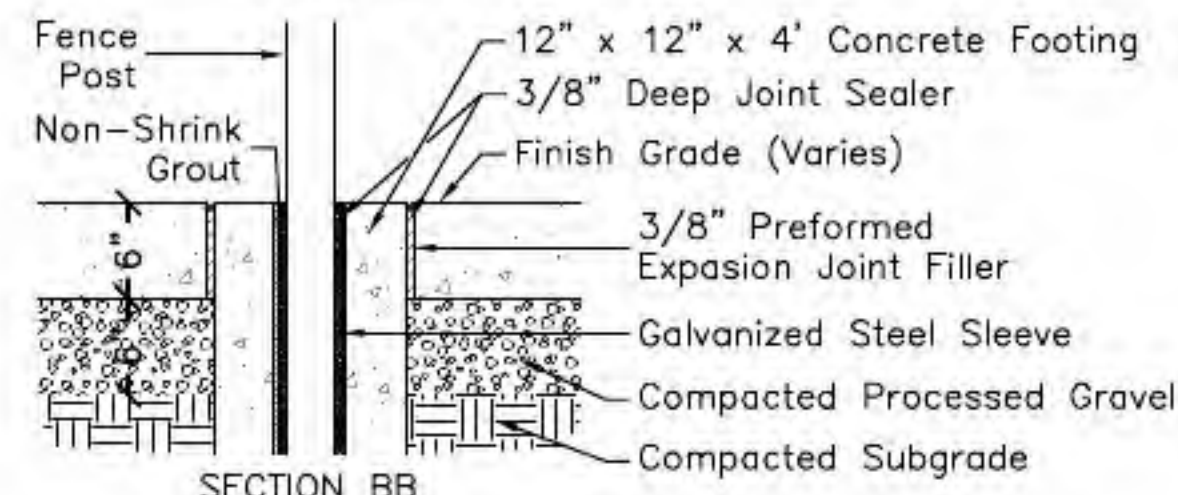
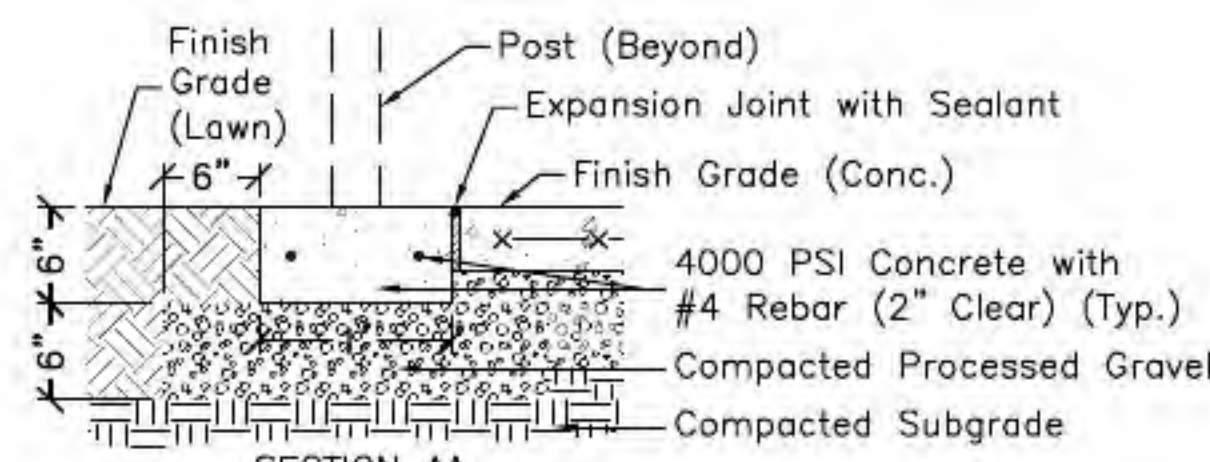
Grading, Utilities, & Planting Plan

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DATE: 04-03-2013
SCALE: 1" = 10' - 0"
FILE: flo-grading-planting.dwg
DWN BY: MNT/AP
CKD BY: CCB
PROJ. #: 601215



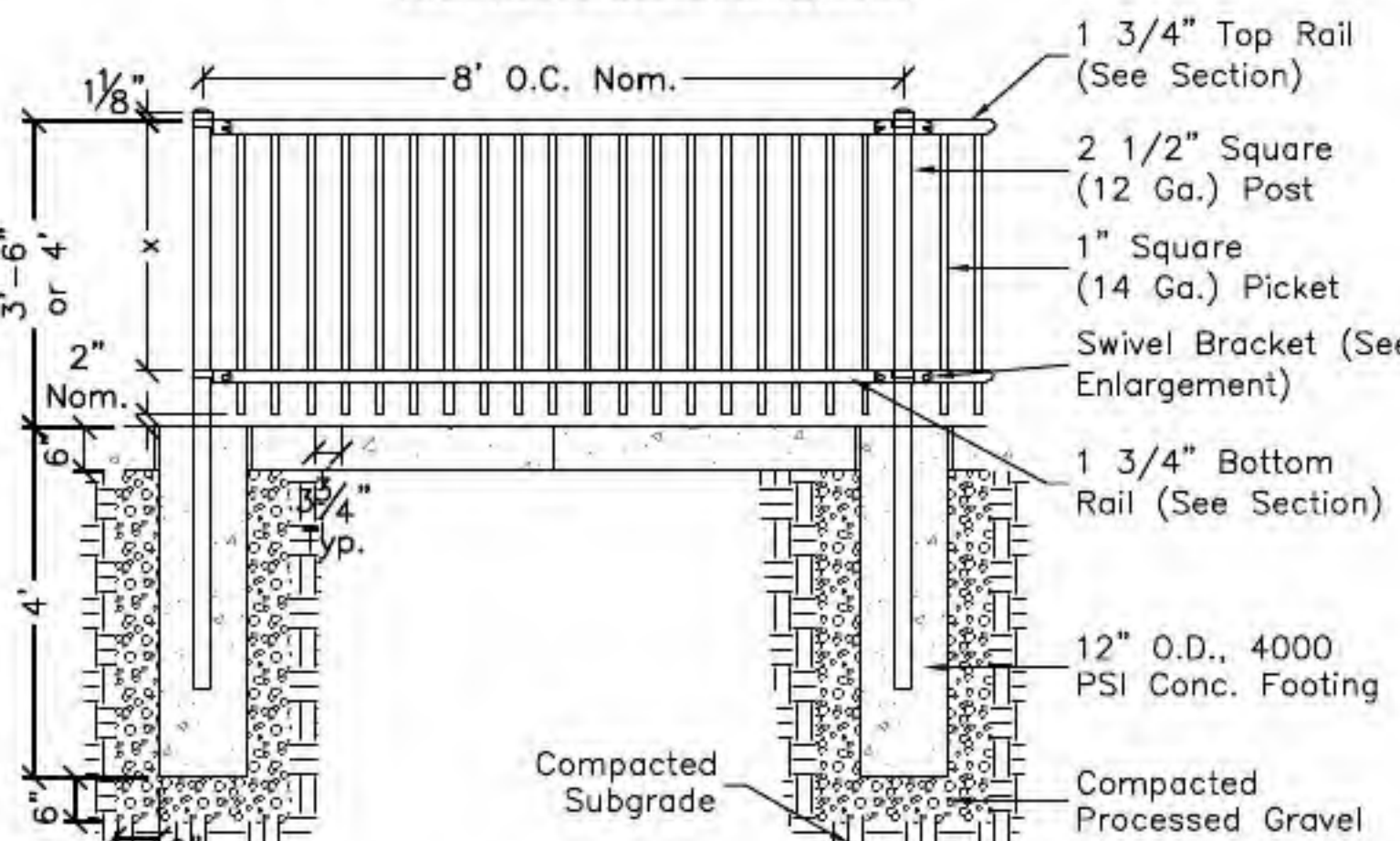
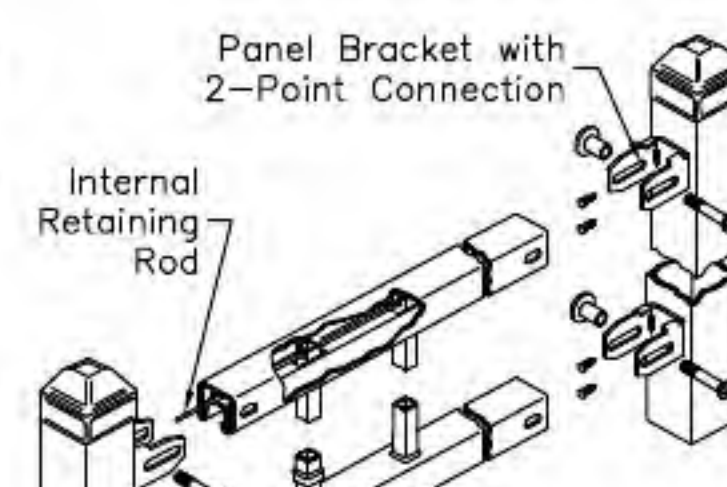
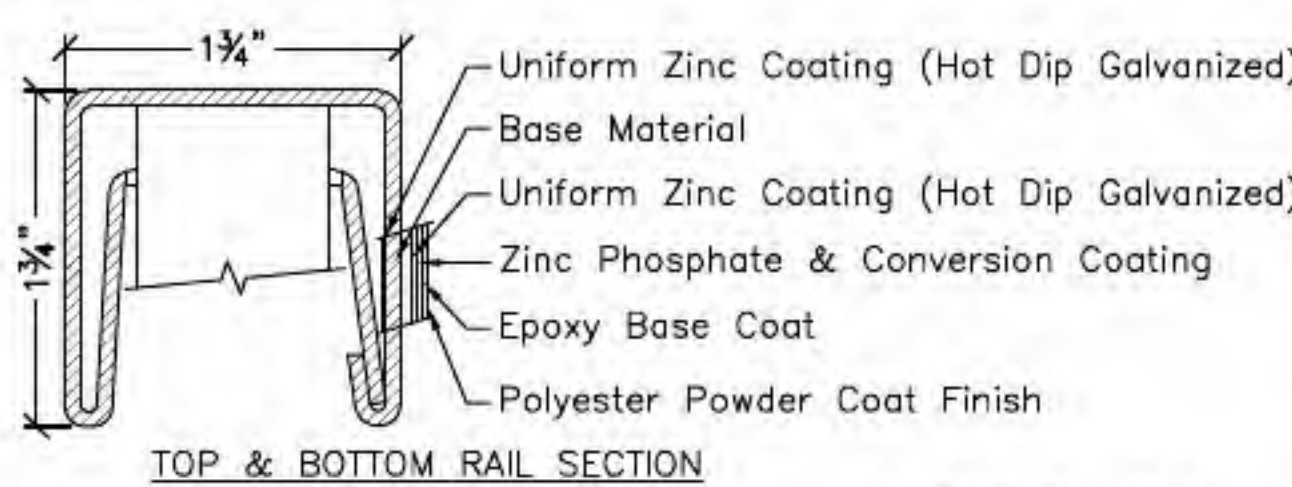
L4.0



- NOTES:**
- Score joints to be centered between posts. Locate expansion joints where paving abuts structures, walls, or existing paving.
 - Concrete to be 4000 PSI (28 days) with light broom finish.

1 CONCRETE MOW STRIP

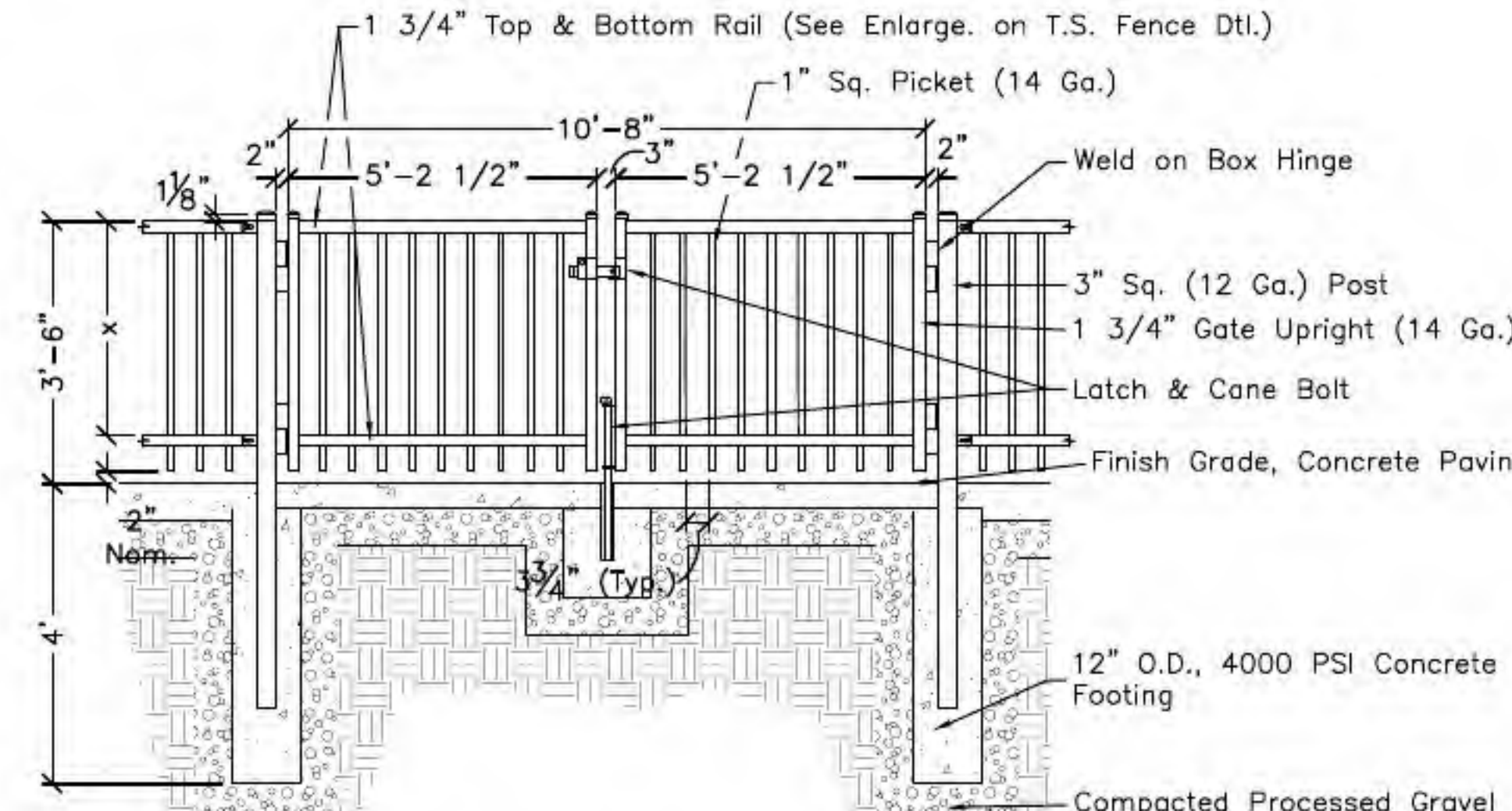
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- NOTES:**
- SHOP DRAWINGS REQUIRED.
 - Color to be black.

2 TUBULAR STEEL FENCE - ADD. ALT #3

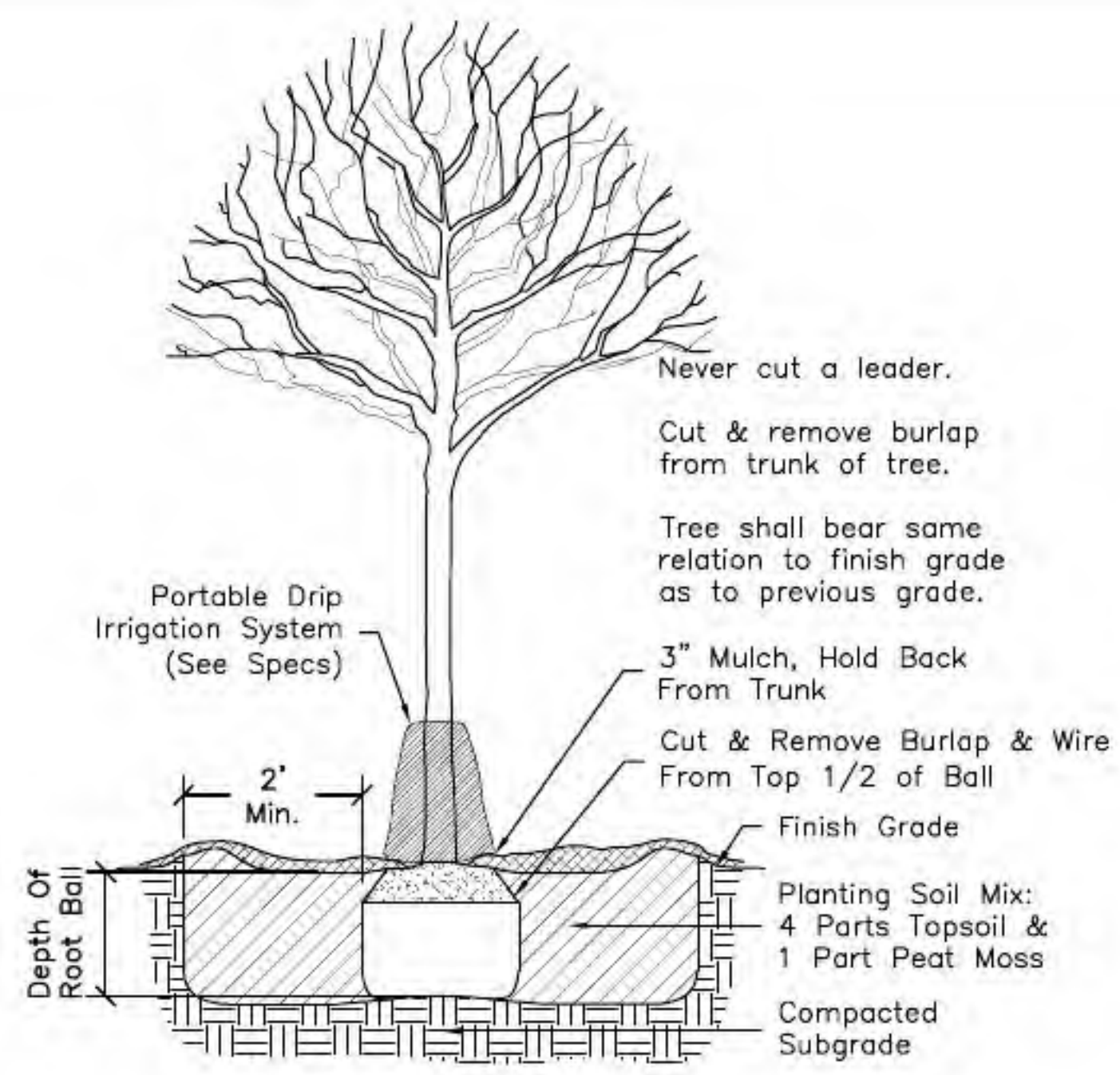
Scale: 1/2" = 1'-0"



- NOTES:**
- SHOP DRAWINGS REQUIRED.
 - Color to be black.

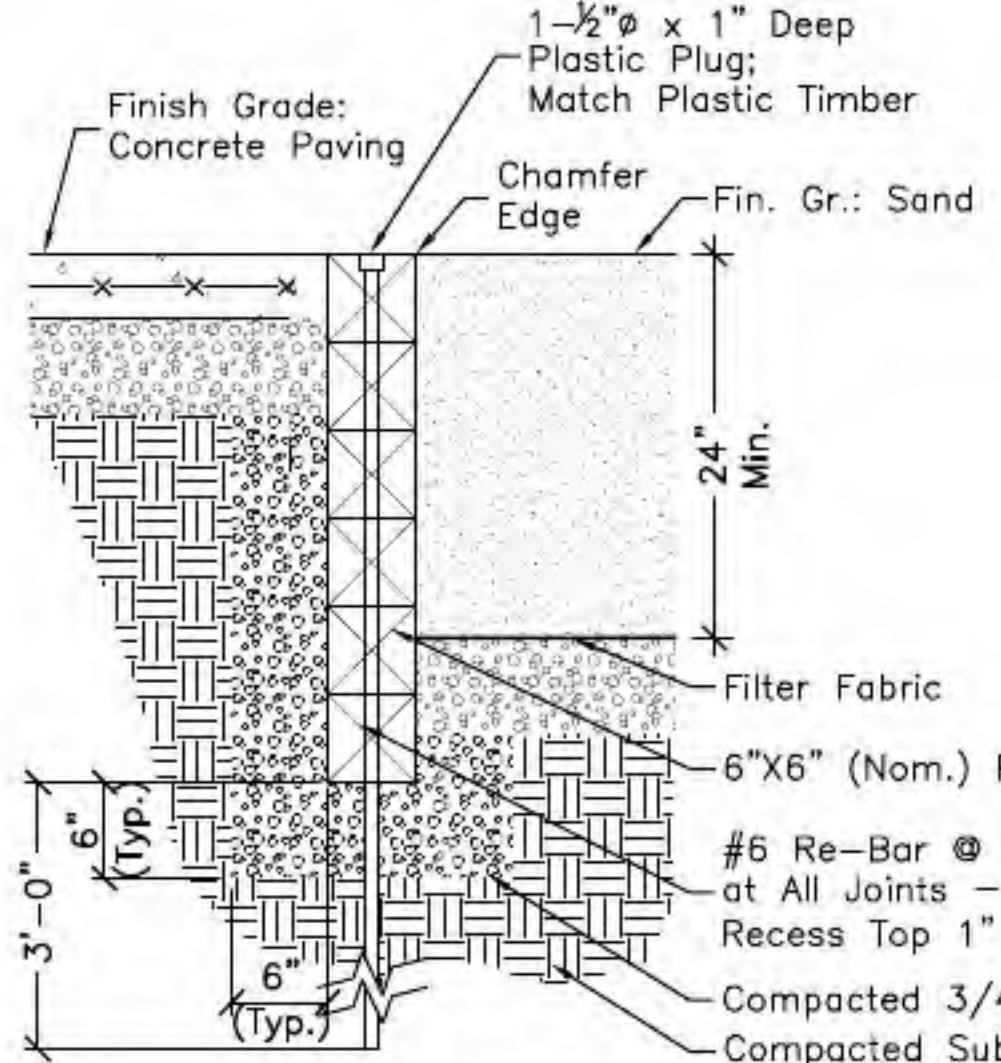
3 TUBULAR STEEL DOUBLE GATE - ADD. ALT. #3

Scale: 1/2" = 1'-0"



4 TREE PLANTING

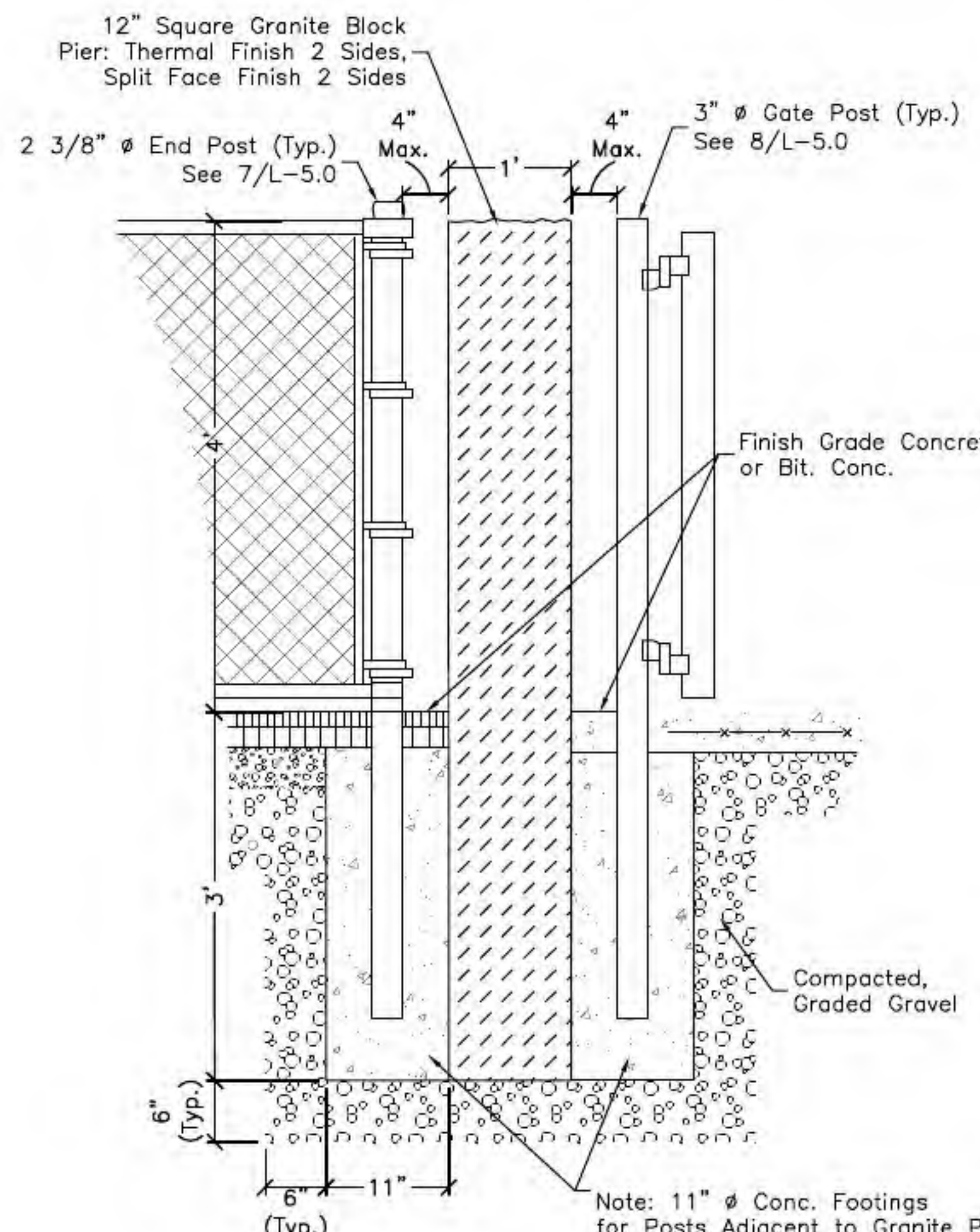
Scale: 1/2" = 1'-0"



- NOTES:**
- Submit timber and plug sample for Landscape Architect's approval.

5 SAND BOX WITH PLASTIC LUMBER EDGE

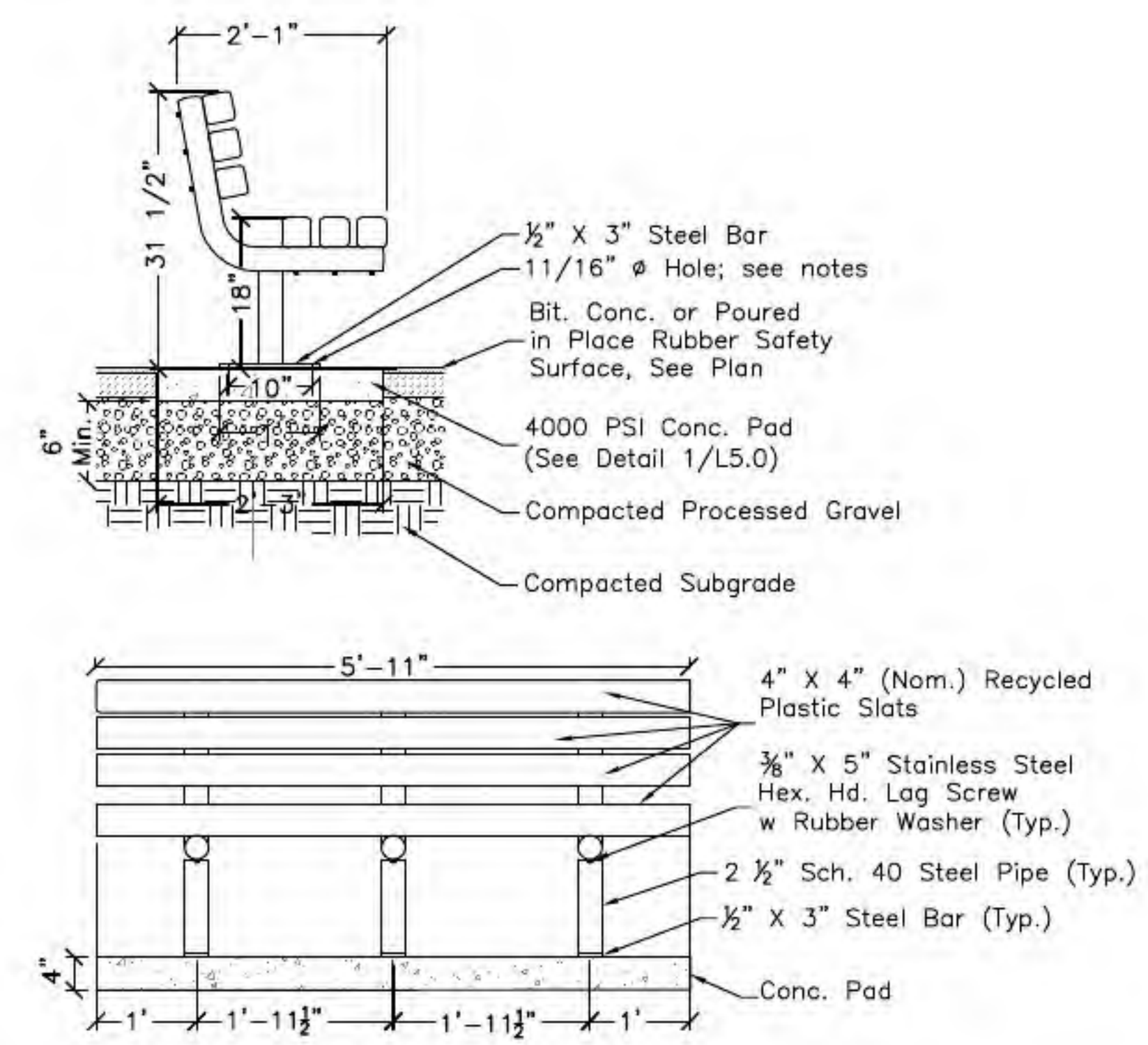
Scale: 1" = 1'-0"



- NOTES:**
- Granite to be "Woodbury Grey" from Swenson Granite Works of Concord NH or Approved Equal. Provide sample of granite for approval.
 - (1) Pier to have relocated memorial plaque affixed to street side - client to specify pier.

6 GRANITE PIER (BASE BID - USED WITH CHAIN LINK FENCE ONLY)

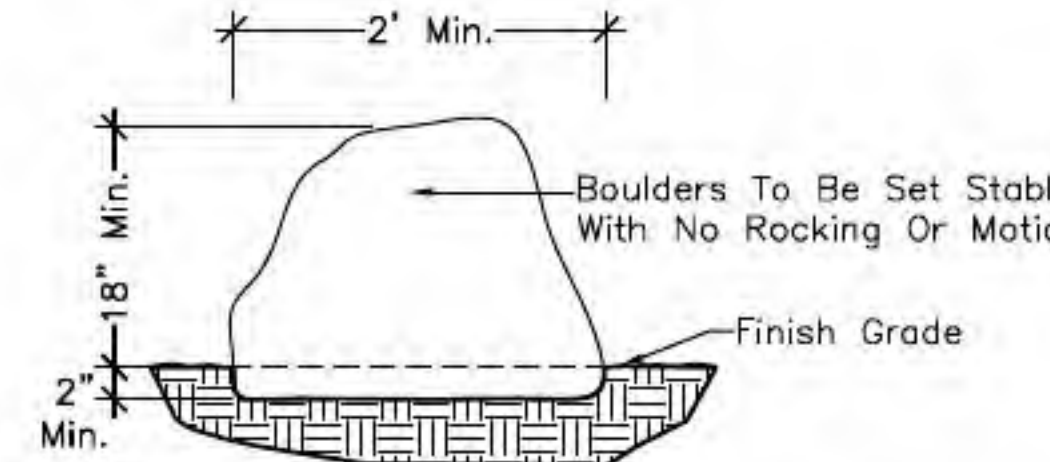
Scale: 1" = 1'-0"



- NOTES:**
- SHOP DRAWINGS REQUIRED.
 - All steel members coated with zinc rich epoxy then finished with polyester powder coating.
 - Color of steel members and plastic lumber to be selected by Owner and Landscape Architect from Manufacturer's standard colors.
 - Benches to be surface mounted by stainless steel anchor bolts, 1/2" Ø x 3.75" Length (Min.), or according to Manufacturer's Specifications. Cut off bolts and paint color of steel members.
 - Shim to level.

7 BENCH - NEW & RESET EXISTING

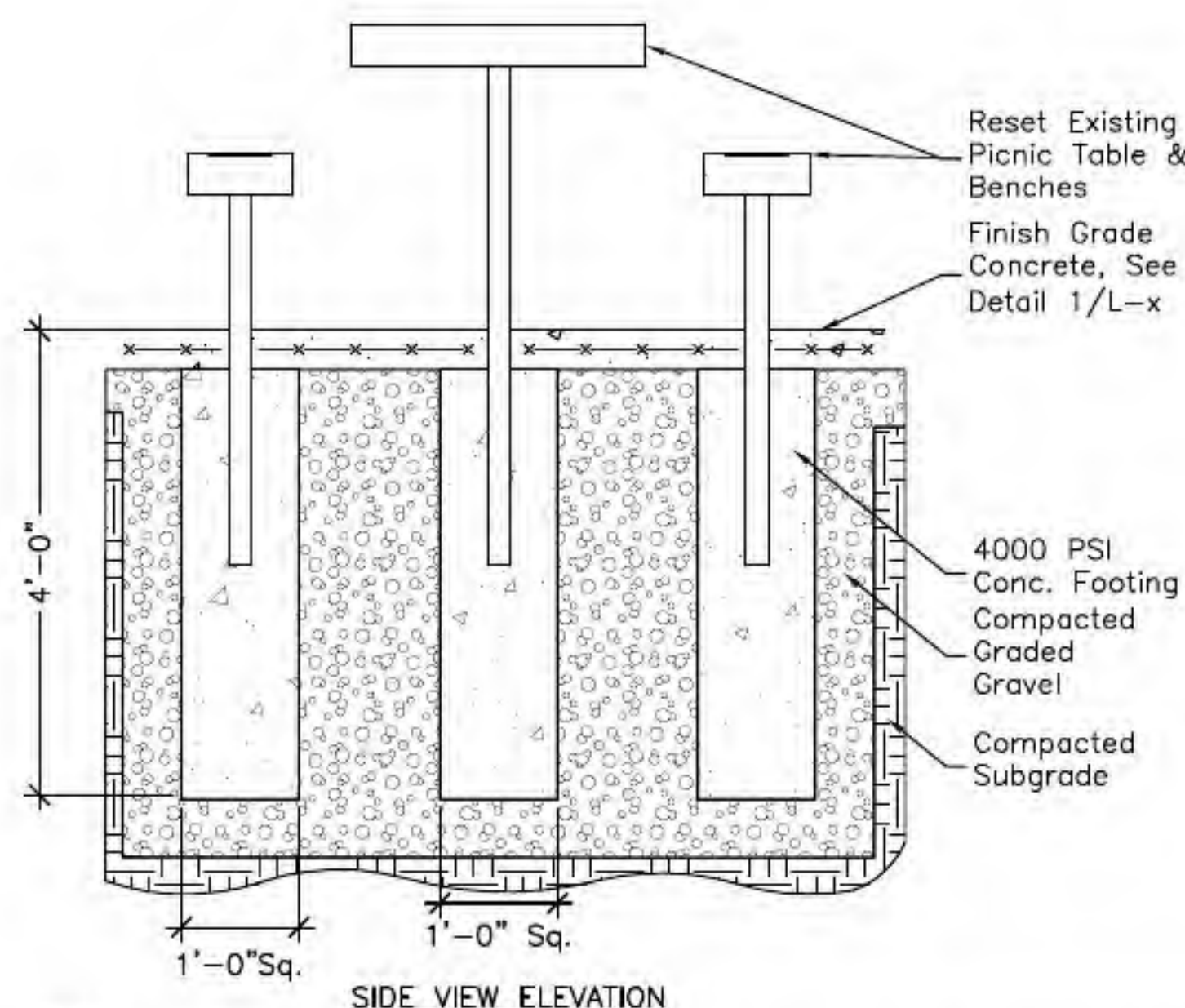
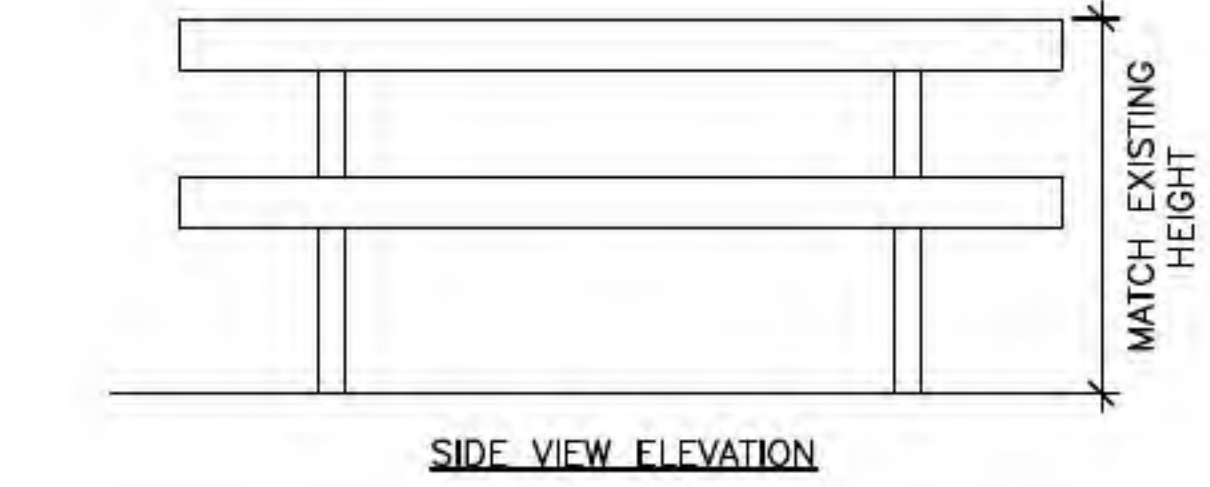
Scale: 3/4" = 1'-0"



- NOTES:**
- Large Stones to be weathered. No exposed sharp corners.
 - Stones to be approved by Landscape Architect.
 - LAYOUT OF STONES TO BE DIRECTED BY LANDSCAPE ARCH. IN FIELD.

8 BOULDER

Scale: 1" = 1'-0"

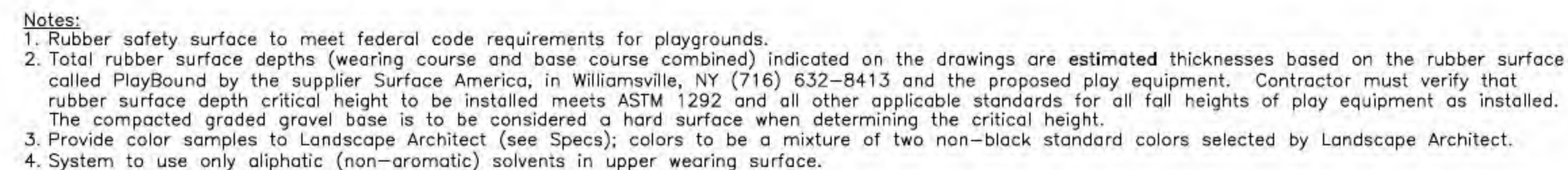


- NOTES:**
- Picnic table to be existing metal & plastic lumber table from on-site.
 - Install Table and Benches level & at same height/relationship to finish grade as existing; set posts plumb.
 - Touch up any nicks or marks in paint.

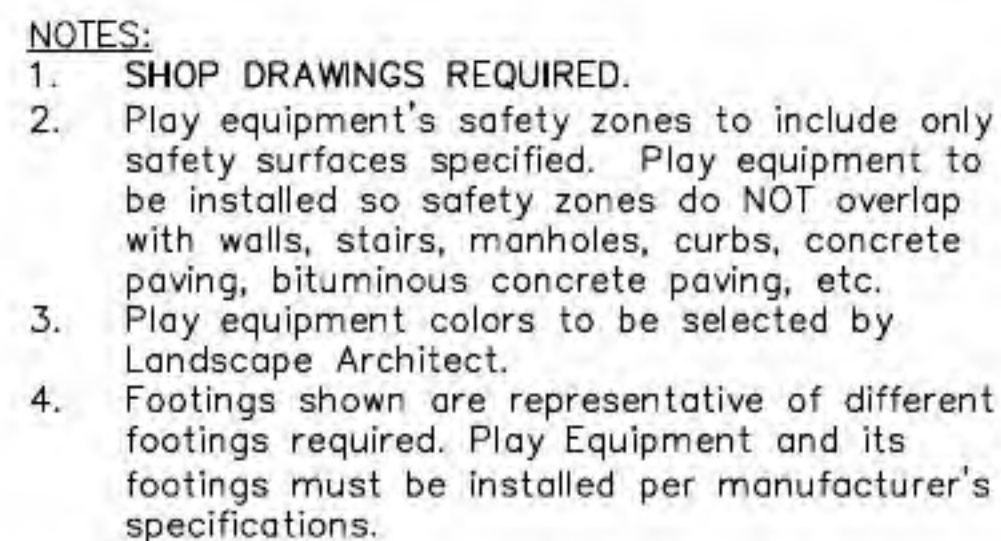
9 RESET EXISTING PICNIC TABLE

Scale: 3/4" = 1'-0"

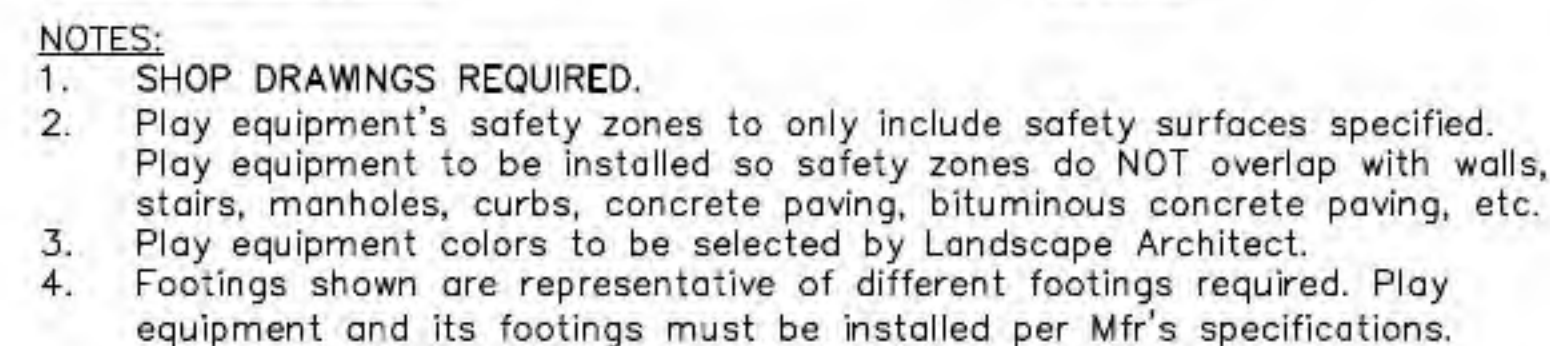




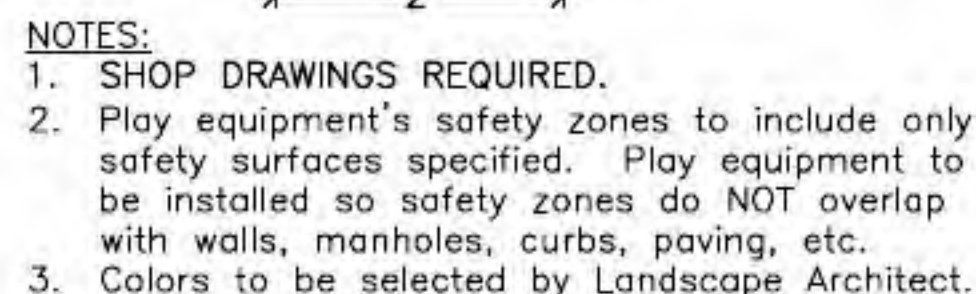
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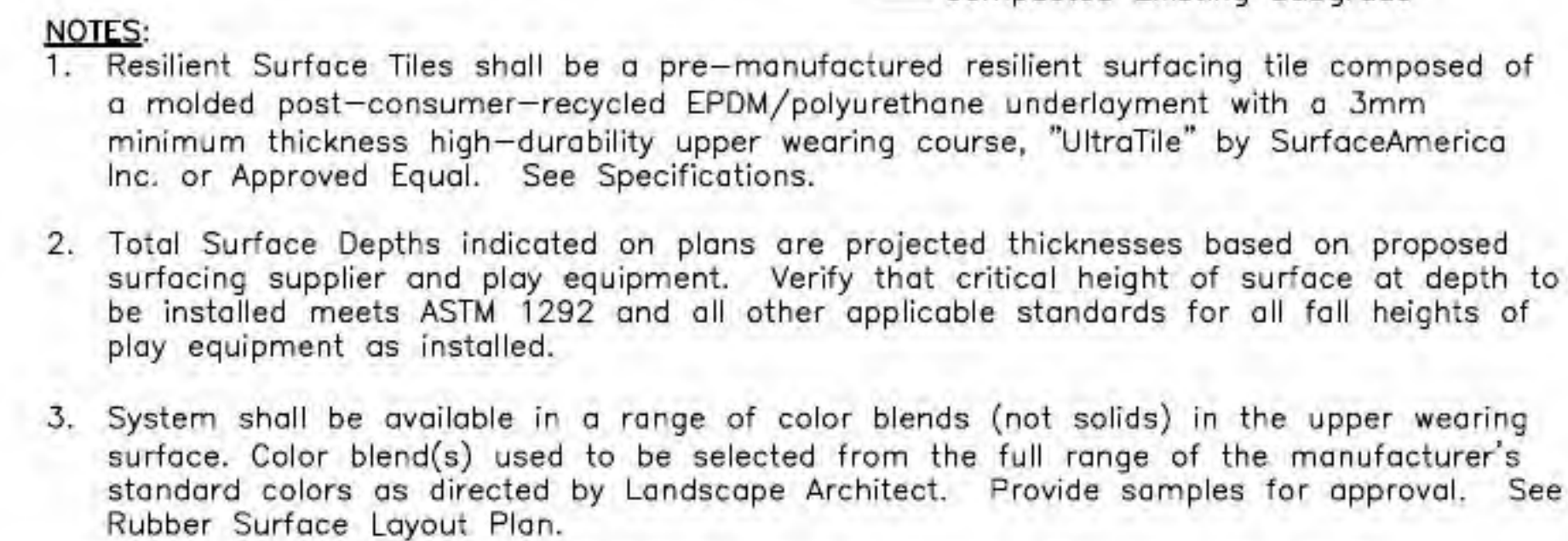
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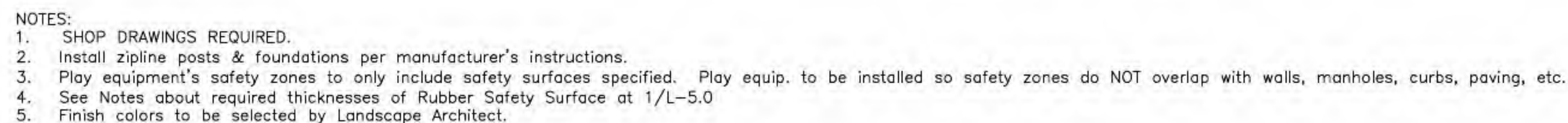
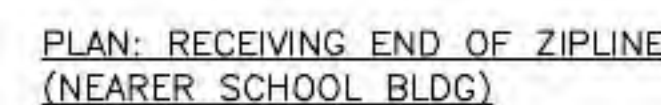
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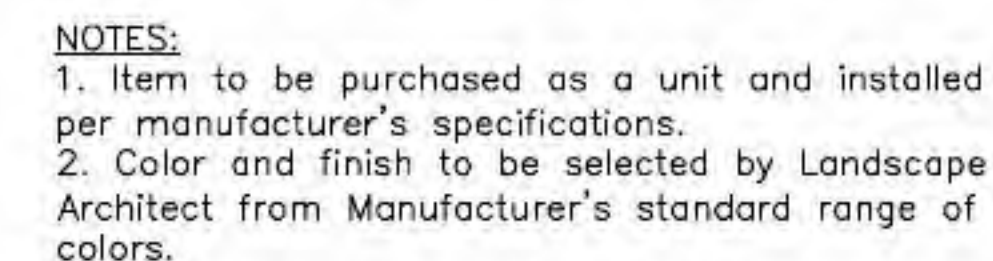
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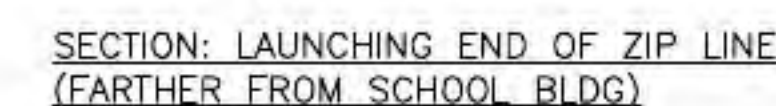
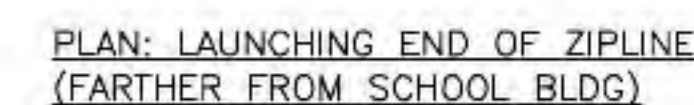
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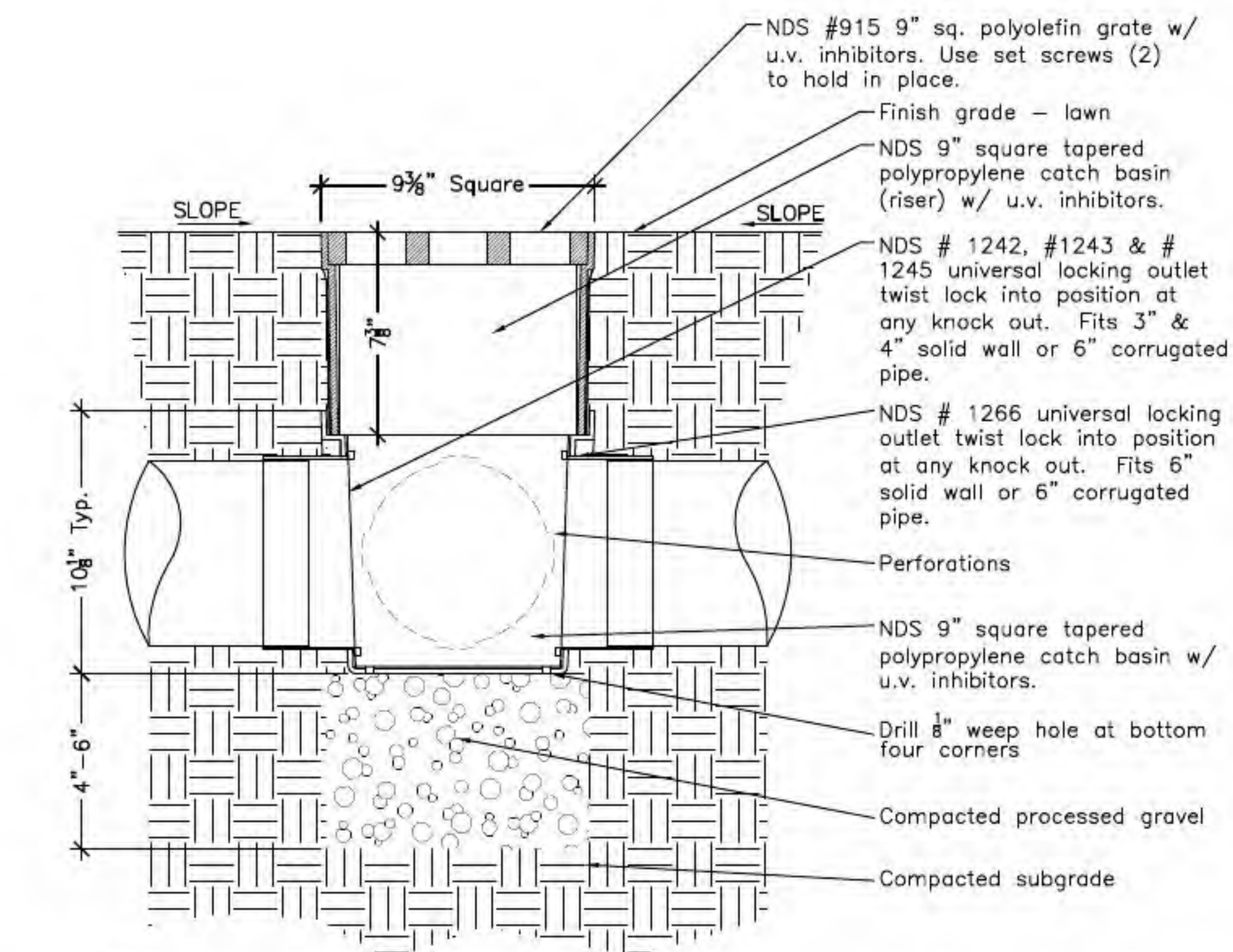


Scale: $\frac{1}{2}" = 1'-0"$



6 Scale: 1" = 1'-0"



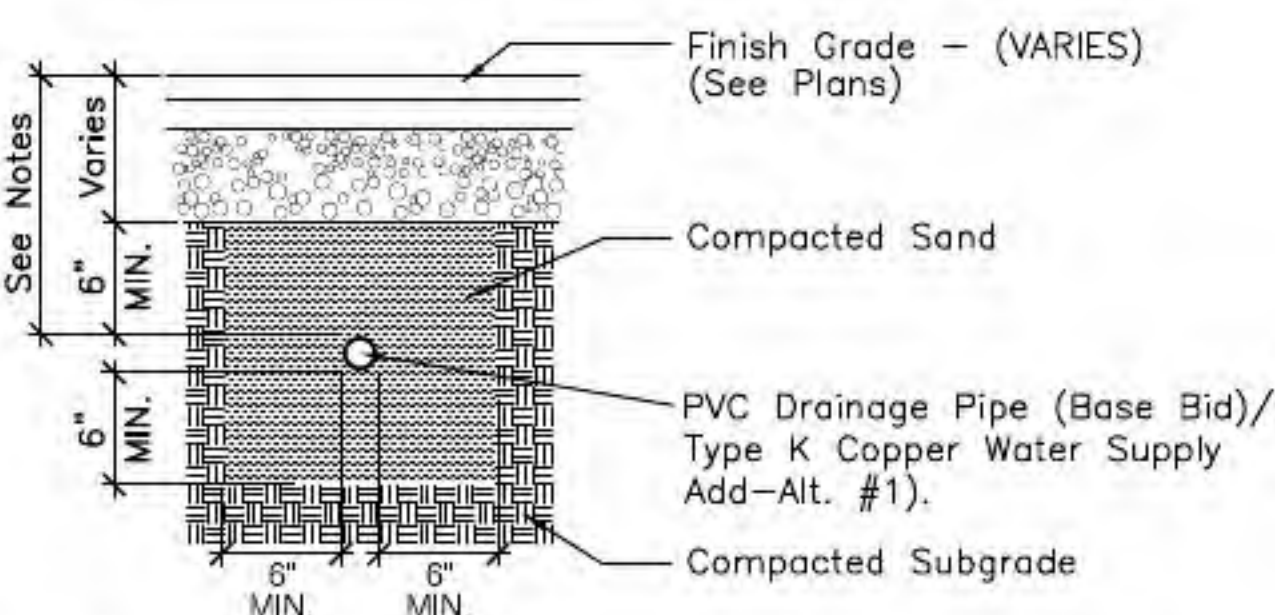


NOTE:

1. Coordinate area drains with Civil Engineers drainage plans. Add risers as required.
2. 9" Square grate to be model #915, catch basin to be model #900 & risers (as needed) to be model #916 from NDS (www.ndspro.com), or approved equal.
3. Grate to be attached to catch basin with screw provided at time of installation.
4. Riser can be cut to achieve exact elevation.
5. Do not use more than 5 risers with catch basin.

9" SQUARE AREA DRAIN WITH POLYPROPYLENE BASIN & RISER

Scale: 3" = 1'-0"

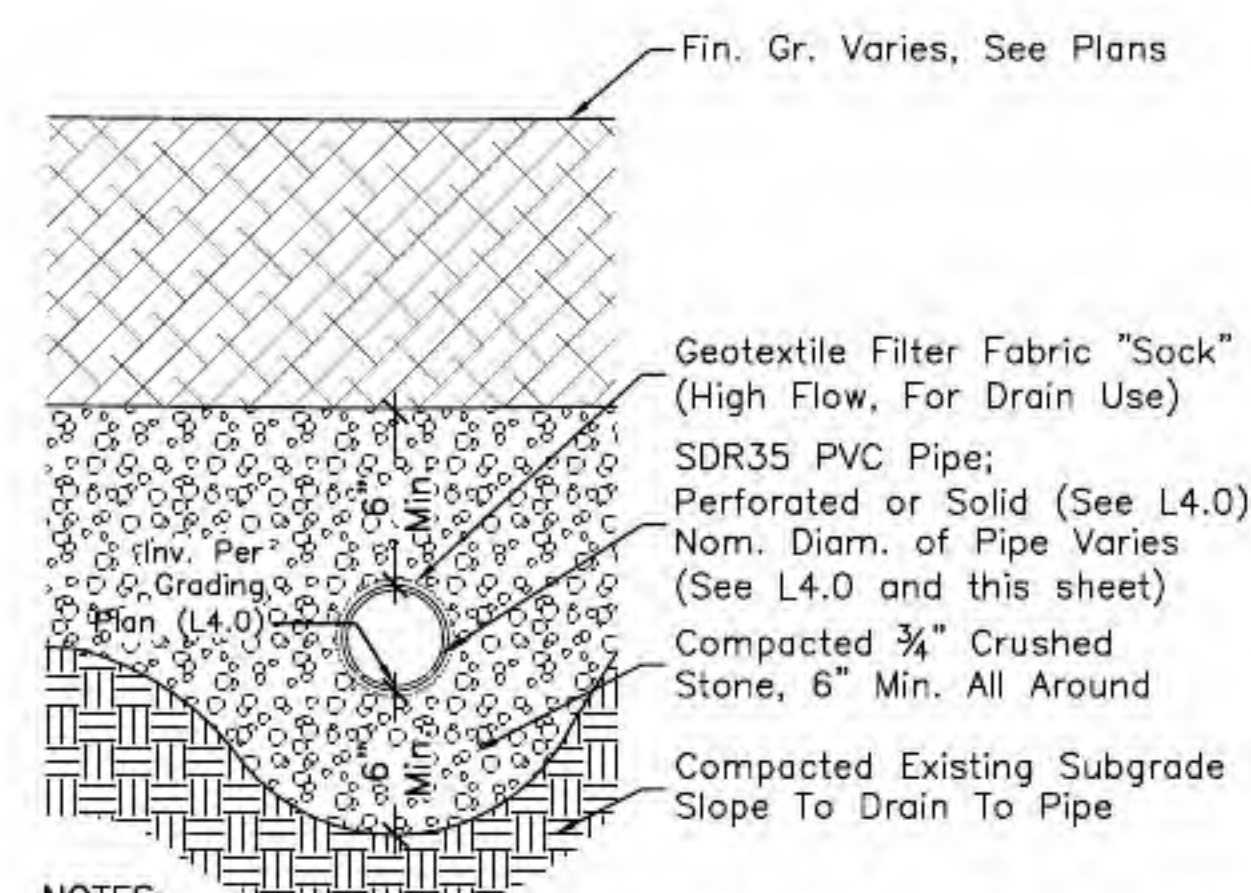


NOTES:

1. Water service supply to be 60" Minimum below Finish Grade, or as required by Codes. Adjust Depth of trench as required.

WATER SUPPLY (ADD-ALT. #1)

Scale: 1" = 1' - 0"

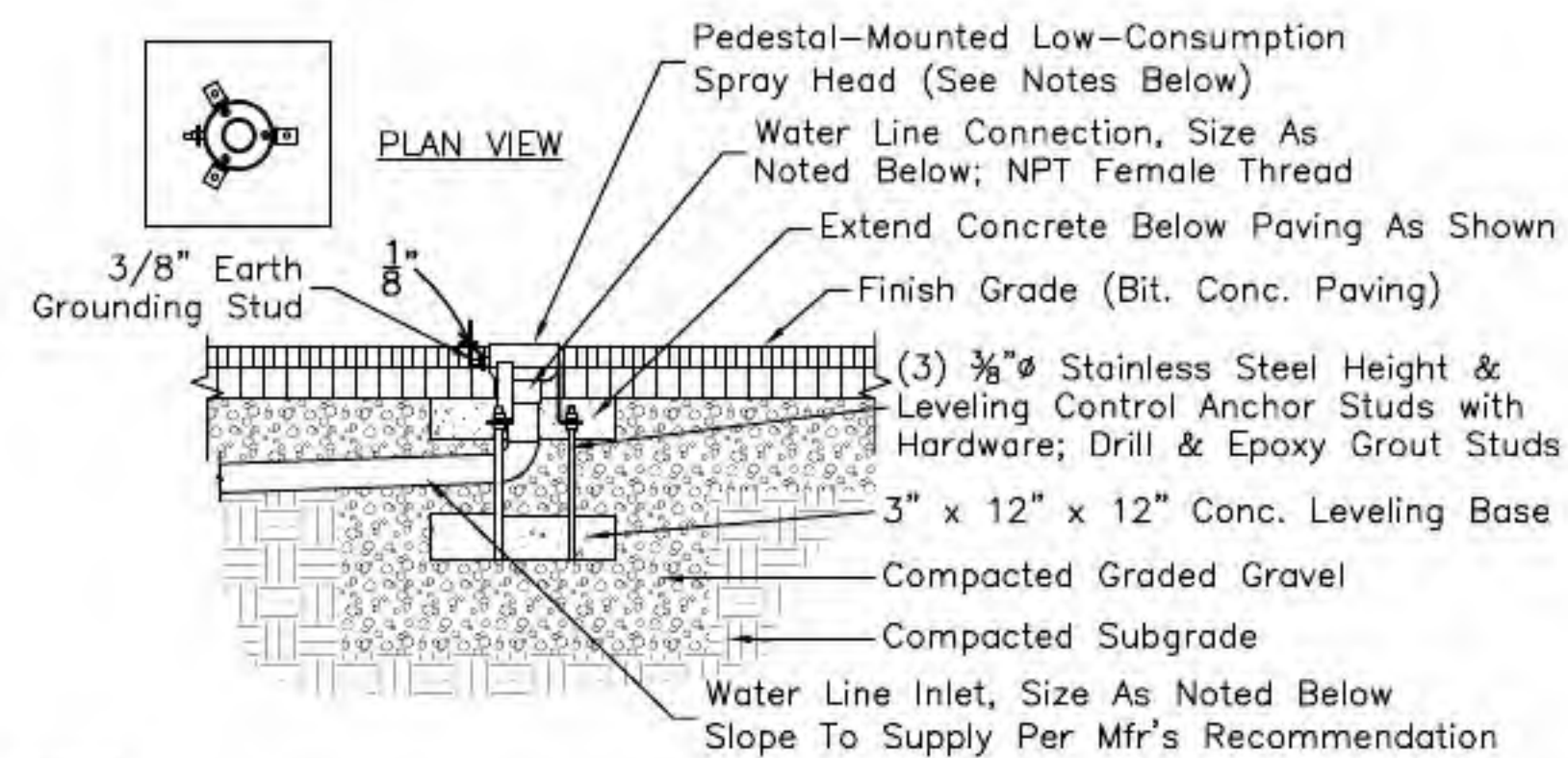


NOTES:

1. All pipe and fittings to be suitable for future cleaning with a "snake." Connect to existing drain system.

PVC DRAIN PIPE

Scale: 1/2" = 1'-0"



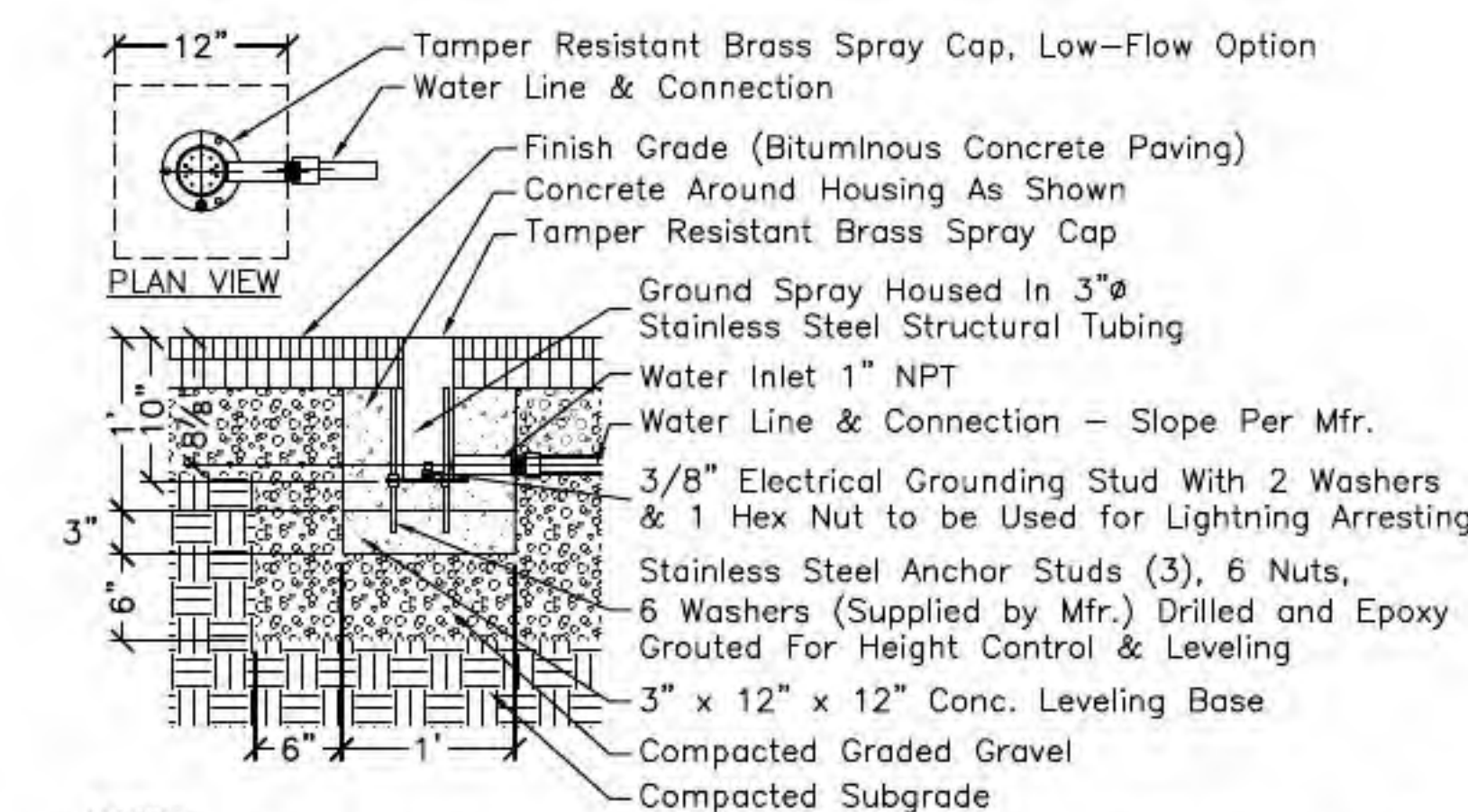
NOTES:

1. Jet Type A to be "Water Jelly N1" VOR7010.0002 by Vortex or Approved Equal. Cap shall produce an inverted laminar bell spray pattern. Water Flow Rate 10-15gpm; Pressure 1-2 psi; Inlet Size 1/2".
2. Contractor to review details with Landscape Architect before installation.

PEDESTAL-MOUNTED WATER JETS (TYPE A)

— ADD. ALT #1

Scale: 1" = 1'-0"



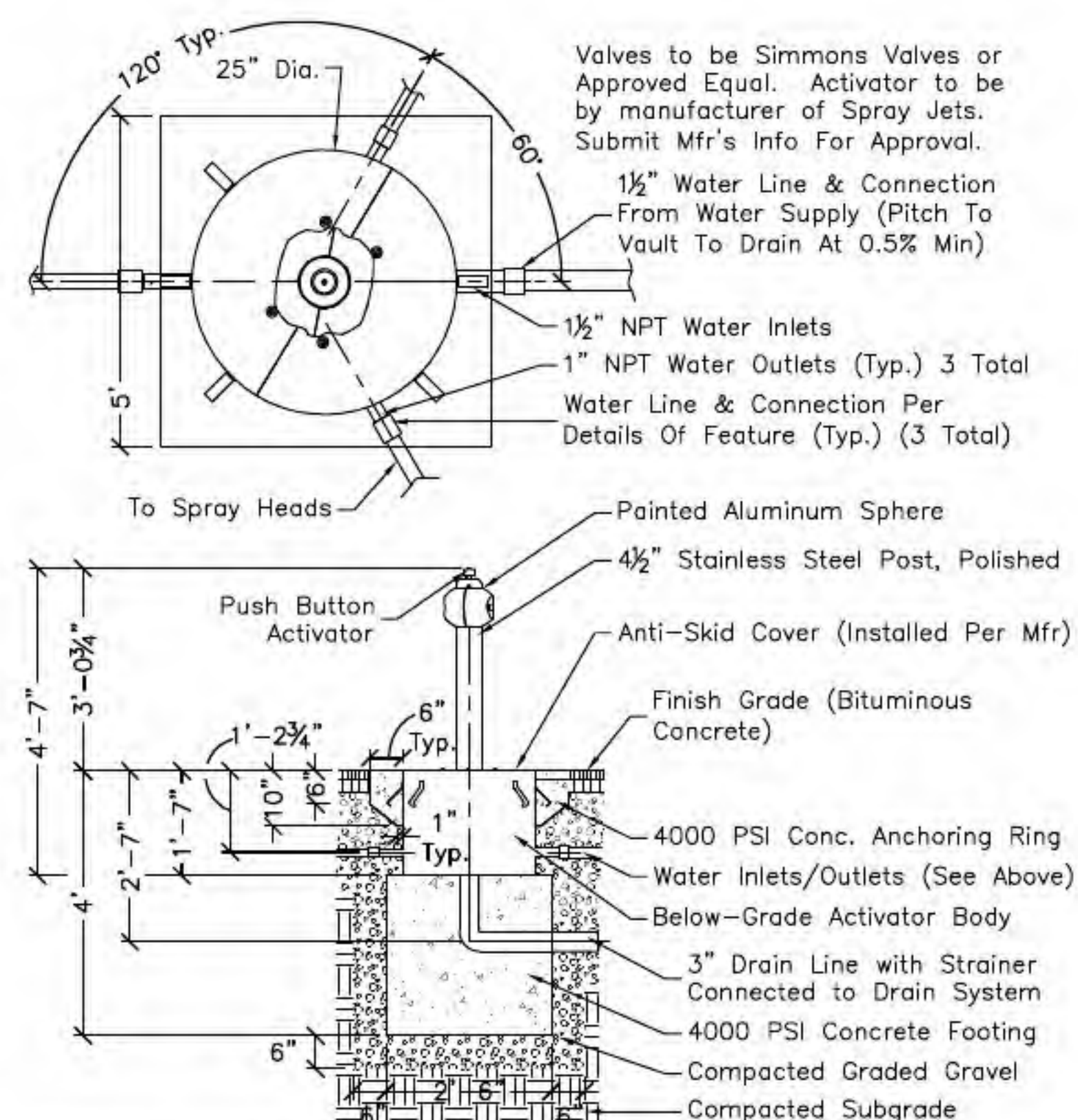
NOTES:

1. Jet Type B to be "Ground Geyser" Smart-Flow VOR0301.0100 by Vortex or Approved Equal. Cap shall have a 10-hole radial spray pattern arranged at 5" from vertical. Water Flow Rate shall be 4-6gpm. Pressure shall be 5-10 psi.
2. Detail to be reviewed by Landscape Architect before installation.

CYLINDER-MOUNTED WATER JETS (TYPE B)

— ADD. ALT #1

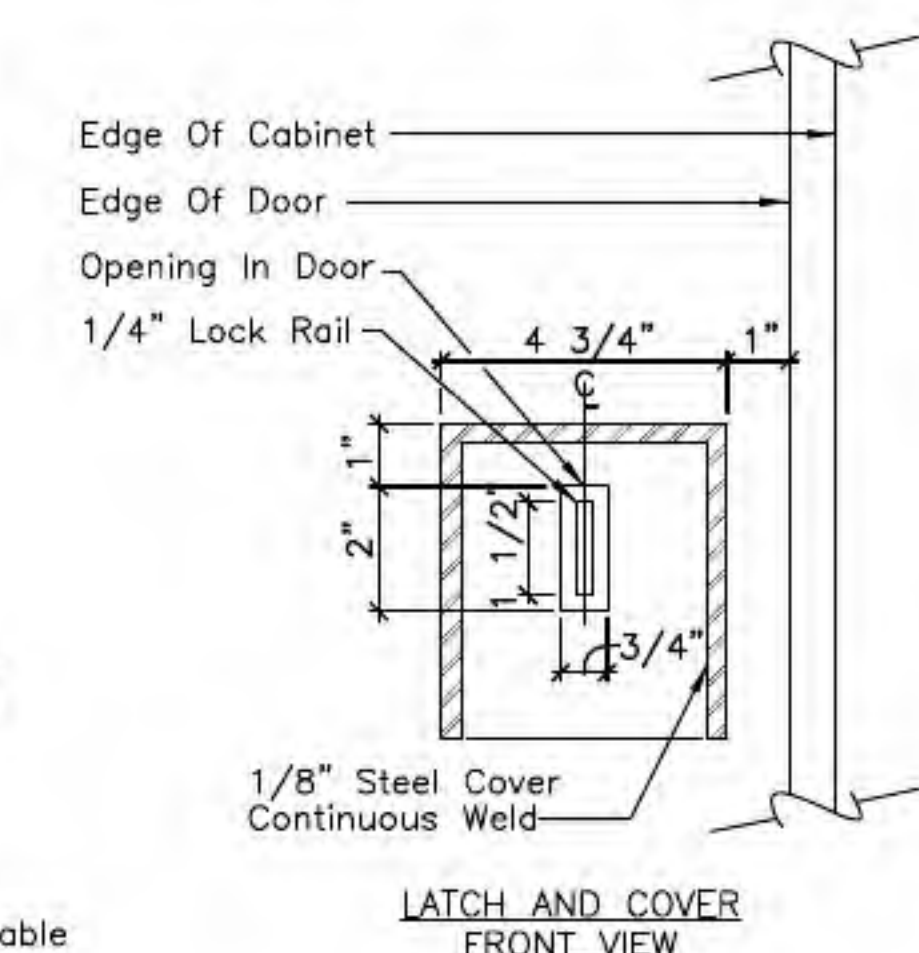
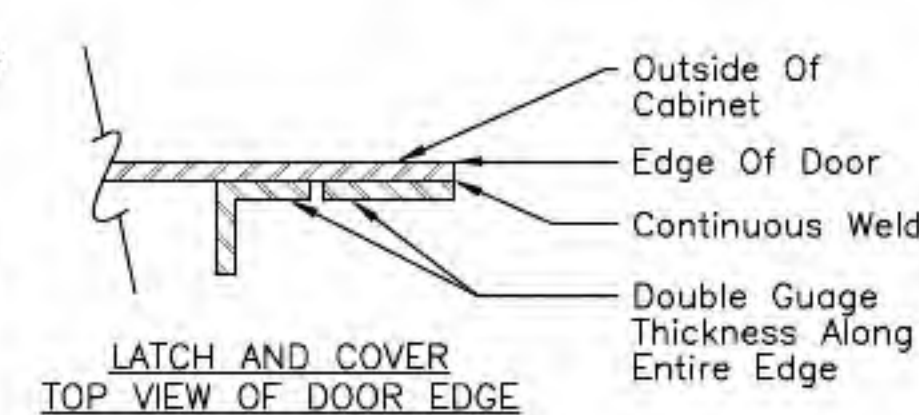
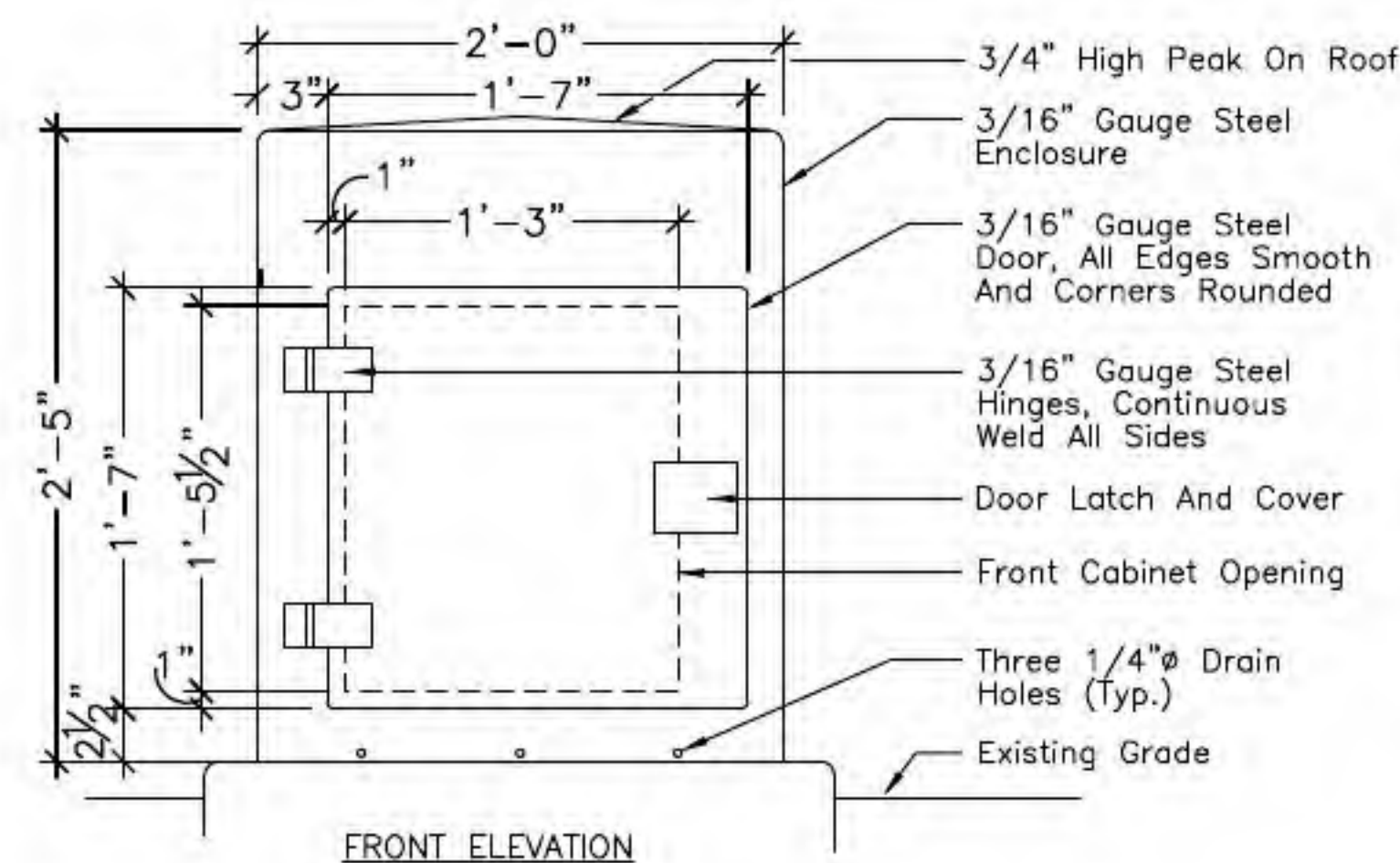
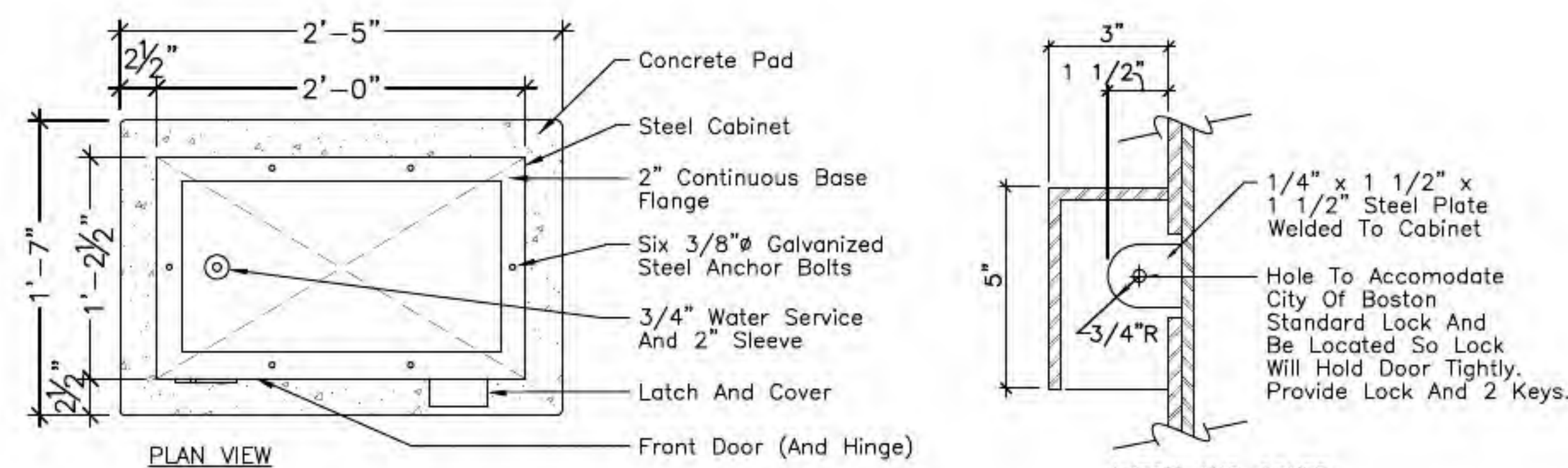
Scale: 1" = 1'-0"



HYDRAULIC ACTIVATOR BOLLARD

— ADD. ALT #1

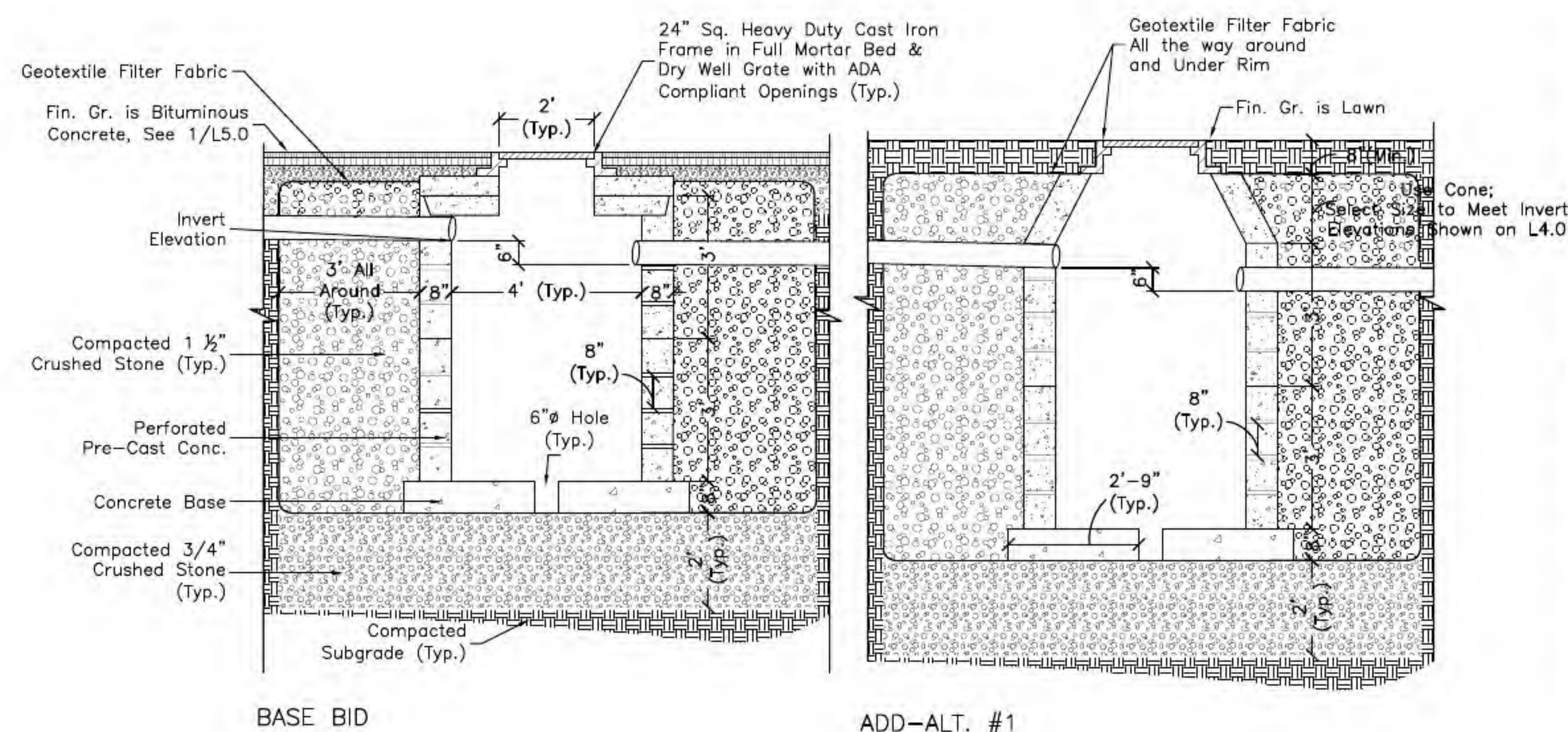
Scale: 1/2" = 1'-0"



SHOP DRAWINGS REQUIRED

WATER CABINET (ADD-ALT. #1)

Scale: 1/2" = 1'-0"



NEW LEACHING CATCH BASIN

Scale: 1/2" = 1'-0"